MITIGATED NEGATIVE DECLARATION

FILE: S14-0007

PROJECT NAME: Verizon Wireless Telecommunications Facility–Missouri Flat

NAME OF APPLICANT: Verizon Wireless

ASSESSOR'S PARCEL NO.: 327-213-34 **SECTION:** 24 **T:** 10 **R:** 10

LOCATION: South side of U.S. Highway 50, approximately 2,800 feet south of the intersection with Missouri Flat Road, in the Diamond Springs area

☐ **GENERAL PLAN AMENDMENT:** **FROM:** **TO:**

☐ **REZONING:** **FROM:** **TO:**

☐ **TENTATIVE PARCEL MAP** ☐ **SUBDIVISION TO SPLIT** **ACRES INTO** **LOTS**
SUBDIVISION (NAME):

☒ **SPECIAL USE PERMIT TO ALLOW:** Special Use Permit to allow the construction and operation of a wireless telecommunication facility consisting of a 75-foot tall monopole with six panel antennas, equipment shelter, and related ground equipment within 30 foot x 40 foot lease area.

☐ **OTHER:**

REASONS THE PROJECT WILL NOT HAVE A SIGNIFICANT ENVIRONMENTAL IMPACT:

☐ **NO SIGNIFICANT ENVIRONMENTAL CONCERNS WERE IDENTIFIED DURING THE INITIAL STUDY.**

☒ **MITIGATION HAS BEEN IDENTIFIED WHICH WOULD REDUCE POTENTIALLY SIGNIFICANT IMPACTS.**

☐ **OTHER:**

In accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), State Guidelines, and El Dorado County Guidelines for the Implementation of CEQA, the County Environmental Agent analyzed the project and determined that the project will not have a significant impact on the environment. Based on this finding, the Planning Department hereby prepares this MITIGATED NEGATIVE DECLARATION. A period of thirty (30) days from the date of filing this mitigated negative declaration will be provided to enable public review of the project specifications and this document prior to action on the project by COUNTY OF EL DORADO. A copy of the project specifications is on file at the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667.

This Mitigated Negative Declaration was adopted by the ***(hearing body)*** **on** ***(date)*****.**

_____

Executive Secretary

EXHIBIT N

EL DORADO COUNTY PLANNING SERVICES
2850 FAIRLANE COURT
PLACERVILLE, CA 95667

INITIAL STUDY
ENVIRONMENTAL CHECKLIST

Project Title: S14-007/Verizon Wireless Telecommunications Facility–Missouri Flat

Lead Agency Name and Address: El Dorado County, 2850 Fairlane Court; Placerville, CA 95667

Contact Person: Rommel (Mel) Pabalinas, Senior Planner | **Phone Number:** (530) 621-5363

Project Applicant's Name and Address: Verizon Wireless 8700 Auburn Folsom Road Granite Bay, CA 95746

Project Agent's Name and Address: Complete Wireless Consulting c/o Mark Lobaugh, 8700 Auburn Folsom Road, Granite Bay, CA 95746

Project Engineer's Name and Address: Borges Architectural Group, 1478 Stone Point Drive, Suite 350, Roseville, CA 95661

Project Location: South side of U.S. Highway 50, approximately 2,800 feet south of the intersection with Missouri Flat Road, in the Diamond Springs area (Attachment A)

Assessor's Parcel Number: 327-213-34 (Attachment B) **Acres:** 12.42

Zoning: Commercial/One-Acre Residential-Design Control (C/R1A-DC)

Section: 24 **T:** 10N **R:** 10E

General Plan Designation: Commercial/Medium Density Residential

Description of Project: Special Use Permit to allow the construction and operation of a wireless telecommunication facility consisting of a 75-foot tall mono-oak with six panel antennas, equipment shelter, and related ground equipment within 30 foot x 40 foot lease area.

Surrounding Land Uses and Setting:

	Zoning	General Plan	Land Use/Improvements
Site	Commercial/One-Acre Residential-Design Control (C/R1A-DC) District	Commercial/Medium Density Residential (C/MDR)	Residential/single-family residence
North	One-Acre Residential (R1A)	Commercial (C)	Residential/single-family residence
South	One-Acre Residential (R1A)	Medium Density Residential (MDR)	Residential/single-family residence
East	General Commercial- Planned Development (CG-PD)	Commercial (C)	Commercial
West	One-Acre Residential (R1A)	Medium Density Residential (MDR)	Residential/single-family residence

Briefly Describe the environmental setting: The proposed facility is located on a 12.42-acre parcel with a mild topography from its high point in the southwest of the property to its low point area in the southeast. A residence exists on the commercial-zoned portion of the property located at the southwest area. The site contains mixed oak woodland dominated by blue oak with interior live oak. A total of 6.73 acres of oak woodland canopy occupies the property, which equates to 54 percent canopy coverage. The understory is relatively open and includes poison oak and various grasses, wild oat, and bedstraw (Attachment C).

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement)

1. Building Services-Grading and Building Permits
2. El Dorado County Environmental Management-Hazardous Waste Division, review of condition compliance.
3. Air Quality Management District-Fugitive Dust Mitigation Plan

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Agriculture and Forestry Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Greenhouse Gas Emissions		Hazards & Hazardous Materials		Hydrology / Water Quality
	Land Use / Planning		Mineral Resources		Noise
	Population / Housing		Public Services		Recreation
	Transportation/Traffic		Utilities / Service Systems		Mandatory Findings of Significance

DETERMINATION

On the basis of this initial evaluation:

☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect: 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards; and 2) has been addressed by Mitigation Measures based on the earlier analysis as described in attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects: a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION, pursuant to applicable standards; and b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or Mitigation Measures that are imposed upon the proposed project, nothing further is required.

Signature: _____ Date: 12/16/14
Printed Name: Rommel Pabalinas, Senior Planner For: El Dorado County

Signature: _____ Date: 12/16/14
Printed Name: Lillian Macleod, Principal Planner For: El Dorado County

PROJECT DESCRIPTION

Introduction

This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental impacts resulting from a residential and commercial development. This Initial Study has been prepared in accordance with the California Environmental Quality Act (CEQA) to evaluate the potential environmental

impacts resulting from the proposed project. The project would allow the construction and operation of a wireless telecommunications facility.

Project Description

In accordance with Section 130.14.210(D)(5a) (New Towers and Mono-oaks) and applicable standards under Section 130.14.210.E thru J of the Zoning Ordinance, this special use permit request would allow the construction and operation of a wireless telecommunications facility operated by Verizon Wireless (Attachment D). The facility would be confined within a 30-foot by 40-foot fenced lease area. The facility includes a 10-inch diameter, 70-foot mono-oak with six antennas (two panel antennas per each of the three sectors). The mono-oak has been designed as a mono-oak with broad leaf oak foliage that matches the existing surrounding vegetation and would be painted to simulate a natural brown bark. The Verizon antennas, which would be covered with socks, are proposed be installed at the maximum height of the pole; however, the foliage would extend another five feet to an overall structure height of 75 feet. The facility has been designed for one additional carrier to be collocated at an approximate elevation of 58 feet on the mono-oak. Future collocation shall require a revision to this special use permit.

The facility also includes a pre-manufactured equipment shelter housing the electronic components operating the facility and a diesel generator providing back-up source of power. Utility trenching would occur to accommodate necessary infrastructures for power and telecommunication. The facility would be confined in a 6-foot tall chain link fence with brown privacy slats. A 1-foot tall, 3-strand barbed wire would be installed above the chain link fence for security purposes.

Access to the facility would be via an existing shared graveled driveway off Missouri Flat Road that serves the existing residence on the property. From this driveway, another dirt driveway branches off that would be utilized to serve the facility. This 12-foot wide driveway would be resurfaced with a four inch compacted aggregate base and include emergency turnouts. The driveway terminates at the proposed facility with hammerhead design to accommodate vehicular turnaround.

The location of the facility is within the Commercial-zone portion of the property and exceeds the minimum required yard setbacks (10 feet from the front and five feet from side and rear). It is located approximately 350 feet to the nearest northern perimeter, 533 feet to the northeastern perimeter (along Missouri Flat Road), 387 feet to the western property perimeter, and 152 feet to the southern perimeter, 360 feet to the eastern perimeter, and is located approximately 235 feet from the residence on the property.

A total of 14 interior live oak and blue oak trees ranging from 2-10 inches in trunk diameter would be removed with the construction of the facility. This amount of oak trees equates to 0.02 acre (<1%) of the existing 6.73 acre oak woodland canopy. Impact to oak canopy shall be conducted in accordance with General Plan Policy 7.4.4.4 including the requisite oak canopy replacement through on-site replanting.

Construction Considerations

The facility would require site grading and construction. Grading would be required for interior site preparation including surface grading, mono-oak and equipment enclosure structures, foundations and concrete flooring, and overall site surfacing preparation. The project would include construction of a trench to accommodate necessary infrastructures for power and telecommunication.

Project Schedule and Approvals

This Initial Study is being circulated for public and agency review for a 30-day period. Written comments on the Initial Study should be submitted to the project planner indicated in the Summary section, above.

Following the close of the written comment period, the Initial Study will be considered by the Lead Agency in a public meeting and will be certified if it is determined to be in compliance with CEQA. The Lead Agency will also determine whether to approve the project.

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects

like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is a fair argument that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of Mitigation Measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the Mitigation Measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a. Earlier Analysis Used. Identify and state where they are available for review.

   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c. Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:

   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significant.

ENVIRONMENTAL IMPACTS

I. AESTHETICS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?				X
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c. Substantially degrade the existing visual character quality of the site and its surroundings?			X	
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

Discussion: A substantial adverse effect to Visual Resources would result in the introduction of physical features that are not characteristic of the surrounding development, substantially change the natural landscape, or obstruct an identified public scenic vista.

a. **Scenic Vista:** The project site is not identified by the County as being located within a scenic view or resource (El Dorado County Planning Services, El Dorado County General Plan Draft EIR (SCH #2001082030), May 2003, Exhibit 5.3-1 and Table 5.3-1). There would be no impacts.

b. **Scenic Resources:** The project site is not within a State Scenic Highway. There are no trees or historic buildings that have been identified by the County as contributing to exceptional aesthetic value at the project site (California Department of Transportation, California Scenic Highway Program, Officially Designated State Scenic Highways, p.2 (http://www.dot.ca.gov/hq/LandArch/scenic/schwy1.html).

Fourteen oak trees has been identified for removal and replaced in accordance with General Plan Policy 7.4.4.4. Additional discussion is provided under Biological Resources.

Impact would be less than significant.

c. **Visual Character:** The proposed ground equipment would not be readily visible from surrounding areas. The facility is located in excess of the minimum required building setbacks under the C-zone district. The top of the mono-oak would be visible from various points in the surrounding area; however, its design would blend with existing surrounding vegetation. The antennas would each be covered with foliage socks to provide further camouflage. The mono-oak would be painted with a non-reflective brown paint, intended to simulate a tree trunk color.

The facility would be enclosed within a six-foot tall chain link fenced enclosure. Based on the photo simulations, site plan and elevations, the mono-oak and ground equipment are designed to standards set by Zoning Code Section 130.14.210 to hide the antennas as best as possible with current technology. As conditioned for the project elements to adhere to the approved plans for camouflaging the facility, utilize a mono-oak design to blend with existing vegetation, and with adherence to applicable County Code, impacts in this category would be less than significant.

d. **Light and Glare:** No lights are proposed for the project. There would be no impacts.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

FINDING: The project site is not located in an area containing important scenic resources. Impacts to oak canopy shall occur in accordance with the general plan. Based on project design, the facility will blend with the existing vegetation and tree canopy in the surrounding area. For this "Aesthetics" category, impacts would be anticipated to be less than significant.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by California Department of forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forrest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Locally Important Farmland (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: A substantial adverse effect to Agricultural Resources would occur if:

- There is a conversion of choice agricultural land to nonagricultural use, or impairment of the agricultural productivity of agricultural land;
- The amount of agricultural land in the County is substantially reduced; or
- Agricultural uses are subjected to impacts from adjacent incompatible land uses.

a. **Farmland Mapping and Monitoring Program:** Review of the soil types on GIS map layer for El Dorado County developed indicates that the project site consists of Boomer Very Rocky Loam (30 to 50 percent Slopes), Auburn Very Rocky Silt Loam (2 to 30 percent), and Boomer Gravelly Loam (3 to 15 percent slopes). These soil types are not classified as soils of local importance, prime farmland, or statewide important farmland. There would be no impacts.

b. **Williamson Act Contract:** The property is not located within a Williamson Act Contract and would not conflict with existing zoning for agricultural use, or affect any properties under a Williamson Act Contract. There would be no impacts.

c. **Non-Agricultural Use:** The project site and all other surrounding parcels are not zoned or designated by the General Plan for agricultural uses. No conversion of agriculture land would occur as a result of the project. There would be no impacts.

d, e. **Loss of Forest land or Conversion of Forest land, Conversion of Prime Farmland or Forest Land:** Neither the General Plan nor the Zoning Ordinance designate the site as an important Timberland Preserve Zone. As discussed above in Section a, there would be no loss or conversion of prime farmland as well. There would be no impacts.

FINDING: For this "Agriculture" category, the thresholds of significance have not been exceeded and no impacts would be anticipated to result from the project.

III. AIR QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d. Expose sensitive receptors to substantial pollutant concentrations?			X	
e. Create objectionable odors affecting a substantial number of people?				X

Discussion: A substantial adverse effect on Air Quality would occur if:

- Emissions of ROG and No_x, will result in construction or operation emissions greater than 82lbs/day (See Table 5.2, of the El Dorado County Air Pollution Control District – CEQA Guide);
- Emissions of PM_{10}, CO, SO_2 and No_x, as a result of construction or operation emissions, will result in ambient pollutant concentrations in excess of the applicable National or State Ambient Air Quality Standard (AAQS). Special standards for ozone, CO, and visibility apply in the Lake Tahoe Air Basin portion of the County; or
- Emissions of toxic air contaminants cause cancer risk greater than 1 in 1 million (10 in 1 million if best available control technology for toxics is used) or a non-cancer Hazard Index greater than 1. In addition, the project must demonstrate compliance with all applicable District, State and U.S. EPA regulations governing toxic and hazardous emissions.

a. **Air Quality Plan:** El Dorado County has adopted the *Rules and Regulations of the El Dorado County Air Pollution Control District* (February 15, 2000) establishing rules and standards for the reduction of stationary source air pollutants (ROG/VOC, NOx, and O3). The project's grading and construction activities would be reviewed for and, as applicable, comply with the Asbestos Dust Mitigation Plan (ADMP) and reduction of air pollutants from vehicles and equipment in order to reduce the likelihood of defined particulate in this category. Therefore, the potential impacts of the project would be anticipated to be less than significant.

b, c. **Air Quality Standards and Cumulative Impacts:** Application of standard El Dorado County Air Quality Management District (AQMD) provisions shall be reviewed as part of project implementation. The project shall be reviewed against applicable provisions including Rule 215 (Architectural Coating) and 501 and 523 (New Point

Source) by AQMD prior to and concurrently with the grading, improvement, and/or building permit approvals. With full review for consistency with General Plan Policies, impacts would be anticipated to be less than significant.

The project would create air quality impacts which may contribute to an existing or projected air quality violation during construction. Construction activities associated with the project include grading and site improvements, for utilities, driveway, mono-oak installation, graveling, fence installation, and associated on-site activities. Construction related activities would generate PM10 dust emissions that would exceed either the state or federal ambient air quality standards for PM10. A typical cellular communications facility site would take approximately three to six weeks to construct and that does not include every single day within that time frame. Standard grading permit requirements would limit the hours of construction activities to 7:00am to 7:00pm Monday through Friday and 8:00am to 5:00pm on weekends and federally recognized holidays. Adherence to the limitations of construction and to the ADMP would ensure impacts are less than significant.

Operational air quality impacts would be minor, and would be anticipated to cause an insignificant contribution to existing or projected air quality violations. This would be anticipated to be a less than significant impact.

d. **Sensitive Receptors:** The CEQA Guide identifies sensitive receptors as facilities that house or attract children, the elderly, people with illnesses, or others that are especially sensitive to the affects of air pollutants. Hospitals, schools and convalescent hospitals are examples of sensitive receptors. The church facility does include attendees that would be considered sensitive receptors. However, the radio frequency analysis shows that the cellular telecommunications facility would not be anticipated to pose a potential significant threat due to RF exposure measured using current FCC guidelines. Impacts would be anticipated to be less than significant.

e. **Objectionable Odors:** Table 3-1 of the *El Dorado County APCD CEQA Guide* (February, 2002) does not list the proposed cellular communications facility as a use known to create objectionable odors. There would be no impacts anticipated.

FINDING: The proposed project would not affect the implementation of regional air quality regulations or management plans. The project would result in increased emissions due to construction and operation; however existing regulations would reduce these impacts to a less than significant level. As conditioned and with adherence to County Code, the proposed project would not be anticipated to cause substantial adverse effects to air quality, nor exceed established significance thresholds for air quality impacts.

IV. **BIOLOGICAL RESOURCES.** *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife			X	

IV. BIOLOGICAL RESOURCES. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
corridors, or impede the use of native wildlife nursery sites?				
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: A substantial adverse effect on Biological Resources would occur if the implementation of the project would:

- Substantially reduce or diminish habitat for native fish, wildlife or plants;
- Cause a fish or wildlife population to drop below self-sustaining levels;
- Threaten to eliminate a native plant or animal community;
- Reduce the number or restrict the range of a rare or endangered plant or animal;
- Substantially affect a rare or endangered species of animal or plant or the habitat of the species; or
- Interfere substantially with the movement of any resident or migratory fish or wildlife species.

a. **Special Status Species and Sensitive Natural Communities**: Review of the County GIS soil data demonstrates the project site would not be located on lands shown to contain Serpentine Rock or Gabbro soils. The project is not located within a sensitive natural community of the County, state or federal agency, including but not limited to an Ecological Preserve or United States Fish and Wildlife Service (USFWS) Recovery Plan boundaries.

A Biological Assessment was conducted assessing the potential special status species to occur on or around the project site (Attachment G). The assessment included a query of California Natural Diversity Database (CNDDB) and databases maintained by California Native Plant Society (CNPS), the Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS). The assessment identified 23 special-status species known to occur in the area of which five are identified to potentially inhabit the site. Four of these species are plants: Brandegee's clarkia (Clarkia biloba ssp. brandegeeae), Oval-leafed viburnum (Viburnum ellipticum), Parry's horkelia (Horkelia parryi), and Streambank stream beauty (Claytonia parviflora ssp.grandiflora). All four species are included on the CNPS lists of rare plants, but have no State or federal status. All of these species were not observed during the spring site visit in April 2014, except for Brandegee's clarkia (Clarkia biloba ssp. Brandegeeae) which blooming period extends from May to July. This species generally prefers open areas and the utility enclosure area that will be permanently impacted by the project is heavily shaded with canopy.

The fifth species is silver-haired bat (Lasionycteris noctivagans) which has been identified to have low-potential to roost on the site. Silverhaired bats roost in hollow trees, snags, crevices, and under bark. They typically forage for moths and other soft-bodies insects over forest streams and ponds and open brushy areas (CWHR 2005). No evidence of silver-haired bats or roost sites was observed on the project site and the site does not provide suitable foraging habitat.

Despite the marginal habitat on site for these species, application of the following mitigation measure shall lessen the potential impacts to these species to less than significant:

MM BIO-1: Pre-Construction Survey. Prior to the initiation of ground-disturbing construction activities, a qualified biologist shall conduct a survey for Brandegee's clarkia during the bloom period (May-July). If construction will begin during the nesting season (February 1-September 1), a qualified biologist shall conduct a survey for nesting birds on and immediately surrounding the construction area, as access allows, no more than 30 days prior to the start of construction. The results of the pre-construction surveys, and any recommended avoidance

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

and impact minimization measures, shall be reported to the County. If any non-listed special-status species or active nest is found on or adjacent to the project site, avoidance and impact minimization measures should be implemented as recommended by the project biologist. If a listed species is found on or adjacent to the project site, the County and appropriate regulatory agencies should be consulted for avoidance and mitigation measures.

This measure shall be added as a note on all construction plans.

Monitoring Responsibility: Planning Services

Monitoring Requirement: A survey shall be submitted for review and verification by Planning Services prior to initiation of construction activities.

b, c. **Riparian Habitat, Wetlands, Potentially Jurisdictional Waters of the U.S.:** No wetland features as defined by the U.S. Army Corps of Engineer's criteria are found within the project parcel. There would be no impacts.

d. **Migration Corridors**: The site is not located in Important Biological Corridor, where areas of migration corridor for animal species are identified to potentially occur. The site has been developed residentially and is surrounded by residential and commercial uses. The 30-foot by 40-foot fenced lease area is proposed to be located adjacent to a previously graded driveway. Because of the 12-acre parcel size and the small impact area, less than significant impacts are anticipated.

e. **Local Policies:** Biological Resources: General Plan Policies pertaining to the protection of biological resources would include protection of rare plants, setbacks to riparian areas, and mitigation of impacted oak woodlands.

Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. Impacts to oak woodlands have been addressed in the El Dorado County General Plan EIR, available for review online at www.edc.gov.us or at El Dorado County Planning Services offices located at 2850 Fairlane Court, Placerville, CA, 95667. Mitigation in the form of General Plan policies has been developed to mitigate impacts to less than significant levels. In this instance, adherence to General Plan Policy 7.4.4.4 Option A and its Interim Interpretive Guideline would mitigate impacts to oak woodland to less than significant levels.

Construction of the 30 foot by 40 foot lease area would require the removal of 14 oak trees. Policy 7.4.4.4 establishes the native oak tree canopy retention and replacement standards. The applicant has submitted a *Tree Survey, Preservation, and Replacement Plan* dated November 5, 2014 ("Tree Plan") (Attachment E).

The *Tree Survey, Preservation, and Replacement Plan* determined the mapped project site has an existing oak canopy of 54 percent and is required to retain 80 percent in accordance with the standards under Option A. The project proposes to remove 0.003 percent (0.02 acres) of the existing oak canopy and would preserve over 80 percent. The canopy identified for removal consists of the removal of 14 oak trees impacted by grading activities for the construction of the lease area pad. The *Tree Survey, Preservation, and Replacement Plan* provides the planting requirements, the recommended planting areas which upon compliance, demonstrates consistency with the standards under Option A of General Plan Policy 7.4.4.4 and the Interim Interpretive Guidelines of this policy. As conditioned for oak tree planting, the project would be in compliance with General Plan Policy 7.4.4.4 Option A and impacts would be anticipated to be less than significant.

f. **Adopted Plans**: This project, as designed, does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. There would be no impacts.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

FINDING: This site is not located within the USFWS Recovery Plan boundaries or others areas identified biological sensitive areas. No jurisdictional wetlands are present at the project site. The subject parcel contains an existing, fully-developed residence and supporting infrastructure. The proposed project location is in an area adjacent to the developed area of the parcel and has a relatively small footprint of impact for this 12-acre parcel. With application of conditions mitigating the impacts to oak canopy, anticipated impacts to biological resources would be less than significant.

V. CULTURAL RESOURCES. *Would the project:*				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?			X	
b. Cause a substantial adverse change in the significance of archaeological resource pursuant to Section 15064.5?			X	
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d. Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: In general, significant impacts are those that diminish the integrity, research potential, or other characteristics that make a historical or cultural resource significant or important. A substantial adverse effect on Cultural Resources would occur if the implementation of the project would:

- Disrupt, alter, or adversely affect a prehistoric or historic archaeological site or a property or historic or cultural significant to a community or ethnic or social group; or a paleontological site except as a part of a scientific study;
- Affect a landmark of cultural/historical importance;
- Conflict with established recreational, educational, religious or scientific uses of the area; or
- Conflict with adopted environmental plans and goals of the community where it is located.

a-c. **Archaeological Resource, Historic Resource, Paleontological Resource**: An *Archeological Survey Report* was conducted on the site by Ric Windmiller, Consulting Archeologist (dated August 2014) (Attachment F). The report identified and evaluated a segment of a ditch that supported the historical mining and agricultural use in the area. This ditch has been degraded as a result of erosion in the area and residential development on the property. Based on the evaluation, the report concluded that no historic properties or archeological resources are unlikely to exist within the project area. Impacts are anticipated to less than significant.

d. **Human Remains:** There is a small likelihood of human remain discovery on the project site. During all grading activities, standard Conditions of Approval would be required that address accidental discovery of human remains. Impacts would be anticipated to be less than significant.

FINDING: No significant cultural or archeological resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. This project would be anticipated to have a less than significant impact within the Cultural Resources category.

VI. GEOLOGY AND SOILS. *Would the project:*				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent				X

VI. GEOLOGY AND SOILS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b. Result in substantial soil erosion or the loss of topsoil?			X	
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994) creating substantial risks to life or property?			X	
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X

Discussion: A substantial adverse effect on Geologic Resources would occur if the implementation of the project would:

- Allow substantial development of structures or features in areas susceptible to seismically induced hazards such as groundshaking, liquefaction, seiche, and/or slope failure where the risk to people and property resulting from earthquakes could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards;

- Allow substantial development in areas subject to landslides, slope failure, erosion, subsidence, settlement, and/or expansive soils where the risk to people and property resulting from such geologic hazards could not be reduced through engineering and construction measures in accordance with regulations, codes, and professional standards; or

- Allow substantial grading and construction activities in areas of known soil instability, steep slopes, or shallow depth to bedrock where such activities could result in accelerated erosion and sedimentation or exposure of people, property, and/or wildlife to hazardous conditions (e.g., blasting) that could not be mitigated through engineering and construction measures in accordance with regulations, codes, and professional standards.

a. **Seismic Hazards:**

i) According to the California Department of Conservation, Division of Mines and Geology, there are no Alquist-Priolo fault zones within El Dorado County. The nearest such faults are located in Alpine and Butte Counties. There would be no impacts anticipated.

ii) The potential for seismic ground shaking in the project area would be considered remote for the reason stated in Section i above. Any potential impacts due to seismic impacts would be addressed through compliance with the Uniform Building Code. All structures would be built to meet the construction standards of the UBC for the appropriate seismic zone. Impacts would be anticipated to be less than significant.

iii) El Dorado County is considered an area with low potential for seismic activity. There are no potential areas for liquefaction on the project site as there or no wetland features or soil fill areas. No impacts would be anticipated.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

iv) All grading activities onsite would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance. No impacts would be anticipated.

b. **Soil Erosion:** All grading activities exceeding 250 cubic yards of graded material or grading completed for the purpose of supporting a structure must meet the provisions contained in the County of El Dorado - Grading, Erosion, and Sediment Control Ordinance adopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949). This ordinance is designed to limit erosion, control the loss of topsoil and sediment, limit surface runoff, and ensure stable soil and site conditions for the intended use in compliance with the El Dorado County General Plan. There would be the potential for erosion, changes in topography, and unstable soil conditions with future development. These concerns would be addressed during the grading permit process. Impacts would be anticipated to be less than significant.

c. **Geologic Hazards:** The soil content of the project site consists of Boomer Very Rocky Loam (30 to 50 percent Slopes), and Boomer Gravelly Loam (3 to 15 percent slopes), and Auburn Very Rocky Silt Loam (2 to 30 percent). The Boomer series have moderate permeability, rapid surface runoff, and high erosion hazard while Auburn Very Rocky Silt Loam (2 to 30 percent) also have moderate permeability, slow to medium surface runoff, and slight to moderate erosion hazard. All project grading activities would comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance and construction of the facility would be reviewed and subject to all applicable building codes. Impacts would be less than significant.

d. **Expansive Soils:** Expansive are those that greatly increase in volume when they absorb water and shrink when they dry out. The central half of the County has a moderate expansiveness rating while the eastern and western portions are rated low. These boundaries are very similar to those indicating erosion potential. When buildings are placed on expansive soils, foundations may rise each wet season and fall each dry season. This movement may result in cracking foundations, distortion of structures, and warping of doors and windows. Pursuant to the U.S.D.A. Soil Report for El Dorado County, the Boomer and Auburn series are very rocky silt loam soils reported to have low shrink-swell capacity. Table 18-1-B of the Uniform Building Code also establishes a numerical expansion index for soil types ranging from very low to very high. Construction of the facility would be reviewed and subject to all applicable building codes. Impacts would be less than significant.

e. **Septic Capability:** The project would not require the use of a septic system. There would be no impacts.

FINDING: A review of the soils and geologic conditions on the project site determined that the soil type is suitable for the proposed development. All grading activities would be required to comply with the El Dorado County Grading, Erosion Control and Sediment Ordinance which would address potential impacts related to soil erosion, landslides and other geologic impacts. Future development would be required to comply with the Uniform Building Code which would address potential seismic related impacts. For this 'Geology and Soils' category, impacts would be less than significant.

VII. GREENHOUSE GAS EMISSIONS. *Would the project:*				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

a-b. **Generate Greenhouse Gas (GHG) Emissions and Policy**: The prominent GHGs contributing to the greenhouse effect as specifically listed in Assembly Bill AB 32 and the California Global Warming Solutions Act of 2006, are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors; in California, the transportation sector is the largest emitter of GHGs, followed by electricity generation. (California Energy Commission. 2006.

Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004. (Staff Final Report). Publication CEC-600-2006-013-SF).

GHGs are a global pollutants, unlike criteria for air pollutants and toxic air contaminants, which are pollutants of regional and local concern. Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect.

Emitting CO2 into the atmosphere is not itself an adverse environmental affect. It is the increased concentration of CO2 in the atmosphere potentially resulting in global climate change and the associated consequences of such climate change that results in adverse environmental affects (e.g., sea level rise, loss of snowpack, severe weather events). Although it is possible to generally estimate a project's incremental contribution of CO2 into the atmosphere, it is typically not possible to determine whether or how an individual project's relatively small incremental contribution might translate into physical effects on the environment.

In June 2008, the Office of Planning and Research's (OPR) issued a technical advisory (CEQA and Climate Change) to provide interim guidance regarding the basis for determining the proposed project's contribution of greenhouse gas emissions and the project's contribution to global climate change. In the absence of adopted local or statewide thresholds, OPR recommends the following approach for analyzing greenhouse gas emissions: Identify and quantify the project's greenhouse gas emissions; Assess the significance of the impact on climate change; and if the impact is found to be significant, identify alternatives and/or Mitigation Measures that would reduce the impact to less-than-significant levels.

The project proposes a cellular telecommunications facility, similar to other existing similar facilities within the County and it would be required to incorporate modern construction and design features that reduce energy consumption to the extent feasible. Implementation of these features would help reduce potential GHG emissions resulting from the development of the proposed project. In light of these factors, impacts related to the project's expected contribution to GHG emissions would not be considered significant, either on a project-level or cumulative basis. Impacts would be anticipated to be less than significant.

FINDING: The project would result in less than significant impacts to greenhouse gas emissions because of the project's size and inclusion of design features to address the emissions of greenhouse gases. For this "Greenhouse Gas Emissions" category, there would be no significant adverse environmental effect as a result of the project.

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the				X

VIII. HAZARDS AND HAZARDOUS MATERIALS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
project area?				
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: A substantial adverse effect due to Hazards or Hazardous Materials would occur if implementation of the project would:

- Expose people and property to hazards associated with the use, storage, transport, and disposal of hazardous materials where the risk of such exposure could not be reduced through implementation of Federal, State, and local laws and regulations;
- Expose people and property to risks associated with wildland fires where such risks could not be reduced through implementation of proper fuel management techniques, buffers and landscape setbacks, structural design features, and emergency access; or
- Expose people to safety hazards as a result of former on-site mining operations.

a, b. **Hazardous Materials:** The Federal Communication Commission (FCC) prohibits local governments from denying a wireless facility project based on concerns about the dangers of exposure to radio frequency/Electro Magnetic Field (EMF). This is due to inconclusive evidence about the health risk of exposure to radio frequency EMF.

The Telecommunications Act of 1996 became effective on February 8, 1996. This act preserves the authority of the State or local government over decisions regarding the placement, construction, and modifications of personal wireless services, subject to two limitations. Section 704(7)B(iii) requires any denials to be in writing and supported by "substantial evidence." Section 704(7)B(iv) prohibits denial on the basis of radio frequency emissions if those emissions are compliant with Federal regulations.

The American National Standards Institute and the Institute of Electrical and Electronics Engineers (IEEE) have published a standard called ANSI/IEEE C95.1-1992, which until recently set recommended maximum power density levels for radio frequency (RF) energy originating from communications sites and other sources. The Federal Communications Commission (FCC) has also produced its own guidelines, which are more stringent and supersede the ANSI standard. The FCC rules categorically exclude certain transmitting facilities from routine evaluations for compliance with the RF emission guidelines if it can be determined that it is unlikely to cause workers or the general public to become exposed to emission that exceed the guidelines.

An RF analysis, dated June 30, 2014, was performed by Waterford Consultants evaluating the frequency levels for the project and concluded that the facility would comply with the required FCC under Radiofrequency Radiation Exposure Limits of 47 C.F.R. § 1.1307(b)(3) and 1.1310. Therefore, the risk of release of emissions to the public is remote.

The project would not be anticipated to introduce, transport, store, or dispose of hazardous materials in such quantities that would create a hazard to people or the environment. The backup emergency generator has a diesel

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

fuel storage tank proposed to be stored within the lease area which has been conditioned by the Solid Waste and Hazardous Materials Division to comply with their storage requirements. As conditioned, impacts would be anticipated to be less than significant.

c. **Hazardous Materials near Schools:** Herbert C. Green Middle School, which located at 3781 Forni Road, is approximately located 1,000 feet to the east of the project site. Given the adequate distance of the project and that construction and operation shall comply with applicable local, state, and federal standards with regards to handling of hazardous materials such as diesel fuel, potential impact to the school is anticipated to be less than significant.

d. **Hazardous Sites:** The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. (California Department of Toxic Substances Control, Hazardous Waste and Substances Site List (Cortese List), http://www.dtsc.ca.gov/database/Calsites/Cortese_List). There would be no known direct impact with the approval of this project request.

e. **Aircraft Hazards:** The project site is not within any airport safety zone or airport land use plan area. The nearest airport in the area, Placerville Airport, is located approximately 7 miles east of the project site and the project site is outside of the airport's influence area. There would be no impacts.

f. **Private Airstrips:** There are no private airstrips in the vicinity of the project site. There would be no impacts.

g. **Emergency Plan:** The proposed project would not physically interfere with the implementation of the County adopted emergency response and/or evacuation plan for the project area. There would be no impacts.

h. **Wildfire Hazards:** The project site is in an area of high hazard for wildland fire. The project has been reviewed by the El Dorado-Diamond Springs Fire Department and recommended application of provisions that would regulate and ensure prevention of wildfire including California Fire Codes Sections 503.2.3 (Road Surface), 503.2.4 (Road Turning Radius), 503.2.5 (Road Dead Ends), 503.2.7 (Road Grade), and 503.4 (Obstruction of Fire Apparatus Access Roads), 507.5 (Fire Hydrant Systems or alternative approved suppression method) and 901.4 (Fire Protection System). These provisions shall be imposed as conditions of approval to be verified prior to issuance of building permits. Impacts would be anticipated to be less than significant.

FINDING: The project would not be anticipated to expose the area to significant hazards relating to the use, storage, transport, or disposal of hazardous materials. Any proposed future use of hazardous materials would be subject to review and approval of a Hazardous Materials Business Plan issued by the Environmental Management. The project proposal was reviewed by the El Dorado-Diamond Springs Protection District and recommended application of specific site and fire suppression standards. For this 'Hazards and Hazardous Materials' category, impacts would be less than significant.

IX. HYDROLOGY AND WATER QUALITY. *Would the project:*				
a. Violate any water quality standards or waste discharge requirements?			X	
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or -off-site?			X	

IX. HYDROLOGY AND WATER QUALITY. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f. Otherwise substantially degrade water quality?			X	
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Discussion: A substantial adverse effect on Hydrology and Water Quality would occur if the implementation of the project would:

- Expose residents to flood hazards by being located within the 100-year floodplain as defined by the Federal Emergency Management Agency;
- Cause substantial change in the rate and amount of surface runoff leaving the project site ultimately causing a substantial change in the amount of water in a stream, river or other waterway;
- Substantially interfere with groundwater recharge;
- Cause degradation of water quality (temperature, dissolved oxygen, turbidity and/or other typical stormwater pollutants) in the project area; or
- Cause degradation of groundwater quality in the vicinity of the project site.

a. **Water Quality Standards:** Erosion control would be required of the future building/grading permit and strict adherence to County Code would not increase the level of sediments in stormwater discharges significantly more at the site than the current discharge levels. Operation of the proposed project would not involve any uses that would generate wastewater. Stormwater runoff from potential development would be directed to an engineered drainage system and would contain water quality protection features in accordance with a potential NPDES stormwater permit, as deemed applicable. The project would not be anticipated to violate water quality standards. Impacts would be anticipated to be less than significant.

b. **Groundwater Supplies:** The project is proposed for a developed site and would not be anticipated to affect any potential groundwater supplies any more than pre-project levels due to the limited project impact area size and no dependency on a well. There would be no impacts.

c-f. **Drainage Patterns:** A grading permit through Development Services would be required for the associated grading of the facility lease area and, potentially, for the access road, which would include erosion and sediment control.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

Project related construction activities would be required to adhere to the applicable El Dorado County Grading, Erosion Control and Sediment Ordinance which would require Best Management Practices (BMP's) to minimize degradation of water quality during construction. Impacts would be anticipated to be less than significant.

g-j. **Flood-related Hazards:** The project site is not located within any mapped 100-year flood areas and would not result in the construction of any structures that would impede or redirect flood flows. No dams are located in the project area which would result in potential hazards related to dam failures. The risk of exposure to seiche, tsunami, or mudflows would be remote. There would be no impacts.

FINDING: The proposed project would require a site improvement and grading permit through the Development Services Building Division that would address any potentially applicable erosion and sediment control. No significant hydrological impacts are expected with the development of the project either directly or indirectly. For this "Hydrology" category, impacts are anticipated to be less than significant.

X. **LAND USE PLANNING.** *Would the project:*				
a. Physically divide an established community?			X	
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: A substantial adverse effect on Land Use would occur if the implementation of the project would:

- Result in the conversion of Prime Farmland as defined by the State Department of Conservation;
- Result in conversion of land that either contains choice soils or which the County Agricultural Commission has identified as suitable for sustained grazing, provided that such lands were not assigned urban or other nonagricultural use in the Land Use Map;
- Result in conversion of undeveloped open space to more intensive land uses;
- Result in a use substantially incompatible with the existing surrounding land uses; or
- Conflict with adopted environmental plans, policies, and goals of the community.

a. **Established Community:** The adjoining parcels are designated for residential and commercial land uses. The project would provide improved wireless cellular telecommunications within the area. The project would not physically divide an established community within the El Dorado-Diamond Springs Community Region. Because the project proposes a use that would support the surrounding uses, as well as the small proposed footprint areas of the project elements, impacts are anticipated to be less than significant.

b. **Land Use Consistency:** The parcel is dually zoned as Commercial/One-Acre Residential District. The facility would be located on the Commercial zone portion of the property. Zoning Ordinance Section 130.14.210.D.5.a permits wireless communication facilities in Commercial Zone Districts provided subject standards and permitting requirements defined in Section 130.14.210(D) are met. These standards include screening, compliance with setbacks, and proper maintenance. The applicant has provided a project narrative explaining the project details, potential benefits to the community, and site selection. The applicants have designed the wireless telecommunications facility in compliance with County regulations, addressing aesthetics and health and safety concerns. The design of the facility meets the screening design requirements of the Missouri Flat Design Guidelines

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

by the Diamond Springs-El Dorado Community Advisory Committee. As conditioned, and with adherence to County Code, impacts would be anticipated to be less than significant.

c. **Habitat Conservation Plan:** The proposed project is not located in an area covered by a Habitat Conservation Plan (HCP) or a Natural Community Conservation Plan (NCCP). There would be no impacts.

FINDING: The proposed use of the land would be consistent with the zoning, General Plan, with the issuance of a Special Use Permit. There would be no known significant impact from the project due to a conflict with the General Plan or zoning designations for use of the property. As conditioned and with adherence to County Code, no significant impacts would be expected. For this "Land Use" category, the thresholds of significance would not be anticipated to be exceeded.

XI. MINERAL RESOURCES. *Would the project:*				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: A substantial adverse effect on Mineral Resources would occur if the implementation of the project would:

- Result in obstruction of access to, and extraction of mineral resources classified MRZ-2x, or result in land use compatibility conflicts with mineral extraction operations.

a, b. **Mineral Resources:** The project site is not in an area or designated to have known mineral resource significance. No impacts would be anticipated.

FINDING: No impacts to mineral resources are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Mineral Resources" category, there are no impacts anticipated.

XII. NOISE. *Would the project result in:*				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise level?				X
f. For a project within the vicinity of a private airstrip, would the project expose				X

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. NOISE. *Would the project result in:*				
people residing or working in the project area to excessive noise levels?				

Discussion: A substantial adverse effect due to Noise would occur if the implementation of the project would:

- Result in short-term construction noise that creates noise exposures to surrounding noise sensitive land uses in excess of 60dBA CNEL;
- Result in long-term operational noise that creates noise exposures in excess of 60 dBA CNEL at the adjoining property line of a noise sensitive land use and the background noise level is increased by 3dBA, or more; or
- Results in noise levels inconsistent with the performance standards contained in Table 6-1 and Table 6-2 in the El Dorado County General Plan.

a, d. **Noise Exposures, Long-term Noise Increases:** Routine maintenance visits would occur once a month. Changes in traffic-generated noise levels along the existing local road systems with the addition of the maintenance vehicle(s) would not be measurable.

The ground equipment includes two air conditioners mounted externally on the northern wall of the equipment shelter and a standby diesel power generator for emergency use in the event of a power outage. These equipments are anticipated to generate noise based on the manufacturer specifications tailored for this facility. Couple with sufficient setbacks of the facility from the bordering properties, varying site topography, and buffering from surrounding vegetation, noise from the operation of the equipments are anticipated to occur within the noise level performance standards of the General Plan and would be less than significant.

b. **Groundborne Shaking:** The project may generate ground borne vibration or shaking events during project construction. These potential impacts would be limited to project construction. Impacts are anticipated to be less than significant.

c. **Short-term Noise Increases:** Short-term noise impacts would be associated with excavation, grading, and construction activities. El Dorado County would require that all construction vehicles and equipment, fixed or mobile, be equipped with properly maintained and functioning mufflers. All construction and grading operations would be required to comply with the noise performance standards contained in the General Plan.

Routine maintenance visits are anticipated to average once or twice a month. Changes in traffic-generated noise levels along the access road with the addition of the maintenance vehicle(s) would not be measurable. Construction of the facility would consist of moderate grading for the lease area, setting the mono-oak, placing ground equipment within the lease area, installing one equipment shelter, two air conditioning units, laying gravel, and installing the six-foot tall fence. These activities are anticipated to occur weekdays only over an approximately two-month period during daylight hours on intermittent days, and would not involve extensive use of heavy equipment that would be a substantial source of noise or vibration at the residence. Less than significant impacts would be anticipated.

e-f. **Aircraft Noise:** The site is not located near an airport. The nearest airport in the area, Placerville Airport, is located approximately 7 miles east of the project site and the project site is outside of the airport's influence area. No noise impact from this airport is anticipated.

FINDING: As conditioned, and with adherence to County Code, no significant impacts to excessive noise are expected with the development of the wireless telecommunications facility either directly or indirectly. For this "Noise" category, the thresholds of significance would not appear to have been exceeded.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING. *Would the project:*				
a. Induce substantial population growth in an area, either directly (i.e., by proposing new homes and businesses) or indirectly (i.e., through extension of roads or other infrastructure)?				X
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: A substantial adverse effect on Population and Housing would occur if the implementation of the project would:

- Create substantial growth or concentration in population;
- Create a more substantial imbalance in the County's current jobs to housing ratio; or
- Conflict with adopted goals and policies set forth in applicable planning documents.

a-c. **Population Growth, Housing Displacement, and Replacement Housing:** No housing or people would be displaced. Routine maintenance visits to the facility would be limited to employees or Verizon-approved maintenance personnel. There would be no impacts anticipated.

FINDING: The project would not displace housing. There would be no potential for a significant impact due to substantial growth with the communications facility either directly or indirectly. For this "Population and Housing" category, the thresholds of significance would not be anticipated to be exceeded.

XIV. PUBLIC SERVICES. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:*				
a. Fire protection?			X	
b. Police protection?				X
c. Schools?				X
d. Parks?				X
e. Other government services?				X

Discussion: A substantial adverse effect on Public Services would occur if the implementation of the project would:

- Substantially increase or expand the demand for fire protection and emergency medical services without increasing staffing and equipment to meet the Department's/District's goal of 1.5 firefighters per 1,000 residents and 2 firefighters per 1,000 residents, respectively;
- Substantially increase or expand the demand for public law enforcement protection without increasing staffing and equipment to maintain the Sheriff's Department goal of one sworn officer per 1,000 residents;
- Substantially increase the public school student population exceeding current school capacity without also including provisions to adequately accommodate the increased demand in services;
- Place a demand for library services in excess of available resources;

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Be inconsistent with County adopted goals, objectives or policies.

a. **Fire Protection:** The parcel is within the El Dorado- Diamond Springs Fire Protection District service area. The new, unoccupied facility would represent a minimal increase in the demand for structural fire protection at the project site. Applicable district standards regulating site access and building construction shall be imposed as project conditions of approval. Impacts would be anticipated to be less than significant.

b. **Police Protection:** Police services would continue to be provided by the El Dorado County Sheriff's Department. No new or expanded law enforcement services would be required. There would be no impacts anticipated.

c-e. **Schools, Parks and Government Services:** There are no components of operating the proposed project that would include any permanent population-related increases that would substantially contribute to increased demand on schools, parks, or other governmental services that could, in turn, result in the need for new or expanded facilities. There would be no impacts anticipated.

FINDING: As discussed above, no significant impacts to public services with the communications facility either directly or indirectly are anticipated. For this "Public Services" category, the thresholds of significance are not anticipated to be exceeded.

XV. RECREATION.				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: A substantial adverse effect on Recreational Resources would occur if the implementation of the project would:

- Substantially increase the local population without dedicating a minimum of 5 acres of developed parklands for every 1,000 residents; or
- Substantially increase the use of neighborhood or regional parks in the area such that substantial physical deterioration of the facility would occur.

a, b. **Parks and Recreational Services:** The project does not include any increase in population that would contribute to increased demand on recreation facilities or contribute to increased use of existing facilities. There would be no impact.

FINDING: No impacts to recreation would be expected for this wireless telecommunications facility either directly or indirectly. For this "Recreation" category, the thresholds of significance have not been exceeded.

XVI. TRANSPORTATION/TRAFFIC. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e. Result in inadequate emergency access?			X	
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X

Discussion: A substantial adverse effect on Traffic would occur if the implementation of the project would:

- Result in an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system;
- Generate traffic volumes which cause violations of adopted level of service standards (project and cumulative); or
- Result in, or worsen, Level of Service "F" traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county as a result of a residential development project of 5 or more units.

a. **Traffic Increases:** No comments were received from the Transportation Division indicating that the level of service (LOS) would not be significantly impacted by the proposed project. There would be no impacts.

b. **Levels of Service Standards:** The LOS established by the County would not be exceeded by the project, nor would the surrounding road circulation system be impacted. There would be no impacts.

c. **Air Traffic:** The site is not located near an airport. The nearest airport in the area, Placerville Airport, is located approximately 7 miles east of the project site and the project site is outside of the airport's influence area. There would be no impacts.

d. **Design Hazards:** The project would not be anticipated to create any significant traffic hazards. The project would utilize the existing encroachment off Missouri Flat Road. This access would sufficiently serve the existing residential use and the proposed facility. As conditioned for that on-site improvement, impacts would be anticipated to be less than significant.

e. **Emergency Access:** The project would not result in inadequate emergency access. As discussed under Section (d) above, the proposed facility would be adequately accessed off Missouri Flat Road. Applicable Fire standards

imposed as conditions of approval shall be verified during review of and prior to approval of construction plans. Impacts would be less than significant.

f. **Alternative Transportation:** The project would not conflict with adopted plans, polices or programs relating to alternative transportation. There would be no impacts anticipated.

FINDING: As discussed above, no significant traffic impacts are expected with the wireless telecommunications facility either directly or indirectly. For this "Transportation/Traffic" category, the thresholds of significance would not be anticipated to be exceeded.

XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:*	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g. Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion: A substantial adverse effect on Utilities and Service Systems would occur if the implementation of the project would:

- Breach published national, state, or local standards relating to solid waste or litter control;
- Substantially increase the demand for potable water in excess of available supplies or distribution capacity without also including provisions to adequately accommodate the increased demand, or is unable to provide an adequate on-site water supply, including treatment, storage and distribution;
- Substantially increase the demand for the public collection, treatment, and disposal of wastewater without also including provisions to adequately accommodate the increased demand, or is unable to provide for adequate on-site wastewater system; or
- Result in demand for expansion of power or telecommunications service facilities without also including provisions to adequately accommodate the increased or expanded demand.

a. **Wastewater Requirements:** Construction and operation of the project would not involve discharges of untreated domestic wastewater that would violate water quality control board requirements. Effects on stormwater runoff would be negligible. There would be no impacts anticipated.

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

b, d, e. **Construction of New Facilities, Sufficient Water Supply and Adequate Capacity:** No new or expanded wastewater facilities would be required for the project because operation would not require these services. Impacts would be anticipated to be less than significant.

c. **New Stormwater Facilities:** All required drainage facilities for the project would be built in conformance with the standards contained in the "*County of El Dorado Drainage Manual*," as determined by Development Services during the grading and building permit processes. The preparation for the proposed 30 foot by 40 foot lease site, the improvements to the existing driveway, and utility trenching are not anticipated to significantly alter the existing drainage patterns. Impacts would be anticipated to be less than significant.

f, g. **Solid Waste Disposal and Solid Waste Requirements:** Operation of the ground equipment shelter would not generate solid waste or affect recycling goals. There would be no impacts anticipated.

FINDING: No significant utility and service system impacts would be expected with the wireless telecommunications facility either directly or indirectly. For this "Utilities and Service Systems" category, the thresholds of significance would not be anticipated to be exceeded.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE. *Does the project:*				
a. Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b. Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion:

a. **Degrade Quality of Environment:** No substantial evidence contained in the project record has been found that would indicate that this project would have the potential to significantly degrade the quality of the environment when using thresholds pre-established as benchmarks. These benchmarks are established by General Plan Policies, the Grading and Drainage Ordinances and Zoning Ordinance Sections 130.28.170 to 210 and in Section 130.14.210. As conditioned, mitigated, and with adherence to County permit requirements, this project would not be anticipated to have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of California history or pre-history. Any impacts from the project would be anticipated to be less than significant due to the design of the project, application of required standards and implementation of conditions of approval/mitigation measures.

b. **Cumulative Impacts:** The project would not involve development or changes in land use that would result in an excessive increase in population growth. Impacts due to increased demand for public services associated with the

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporation	Less Than Significant Impact	No Impact

project would be offset by the payment of applicable permit fees as required by service providers. The project would not be anticipated to contribute substantially to increased traffic in the area and the project would not require an increase in the wastewater treatment capacity of the County. Due to the small size of the proposed project, types of activities proposed, site-specific environmental conditions, and application of conditions of approval, there would be no significant impacts anticipated related to agriculture resources, air quality, biological resources, cultural resources, geology/soils, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, traffic/transportation, or utilities/service systems that would combine with similar effects such that the project's contribution would be cumulatively considerable. For these issue areas, either no impacts or less than significant impacts would be anticipated. By adhering to applicable Zoning Ordinance regulations and General Plan policies regulating the proposed use, project impacts would be less than significant.

As outlined and discussed in this document, as conditioned and with compliance with County Codes and standards, this project would be anticipated to have a less than significant impact from project-related environmental effects that would cause substantial adverse effects on human beings, either directly or indirectly. Based on the analysis in this study, it has been determined that the project would have less than significant cumulative impacts.

c. **Effects on Human Beings:** Based on the discussion contained in this document, no potentially significant impacts to human beings are anticipated to occur with respect to potential project impacts. The project would include standard conditions of approval required for screening, buffering the equipment, and stealthing with a mono-oak to provide an appearance substantially consistent with the existing surrounding vegetation. As conditioned, and with adherence to County Code and standards, impacts would be anticipated to be less than significant.

INITIAL STUDY ATTACHMENTS

Attachment A ..... Location Map/USGS Quadrangle Map
Attachment B ..... Assessor's Parcel Map
Attachment C ..... Aerial Photo
Attachment D ..... Verizon Wireless Facility-Missouri Flat Project Plans
Attachment E ..... Tree Survey, Preservation, and Replacement for Verizon Wireless Facility-Missouri Flat
Attachment F ..... Archeological Survey Report for Verizon Wireless Facility-Missouri Flat
Attachment G ..... Biological Assessment for Verizon Wireless Facility-Missouri Flat

SUPPORTING INFORMATION SOURCE LIST

The following documents are available at El Dorado County Planning Services in Placerville.

El Dorado County General Plan Draft Environmental Impact Report
Volume 1 of 3 – EIR Text, Chapter 1 through Section 5.6
Volume 2 of 3 – EIR Text, Section 5.7 through Chapter 9
Appendix A
Volume 3 of 3 – Technical Appendices B through H

El Dorado County General Plan – A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief (Adopted July 19, 2004)

Findings of Fact of the El Dorado County Board of Supervisors for the General Plan

El Dorado County Zoning Ordinance (Title 130 - County Code)

County of El Dorado Drainage Manual (Resolution No. 67-97, Adopted March 14, 1995)

*County of El Dorado - Grading, Erosion, and Sediment Control Ordinance A*dopted by the County of El Dorado Board of Supervisors, August 10, 2010 (Ordinance #4949)

El Dorado County Design and Improvement Standards Manual

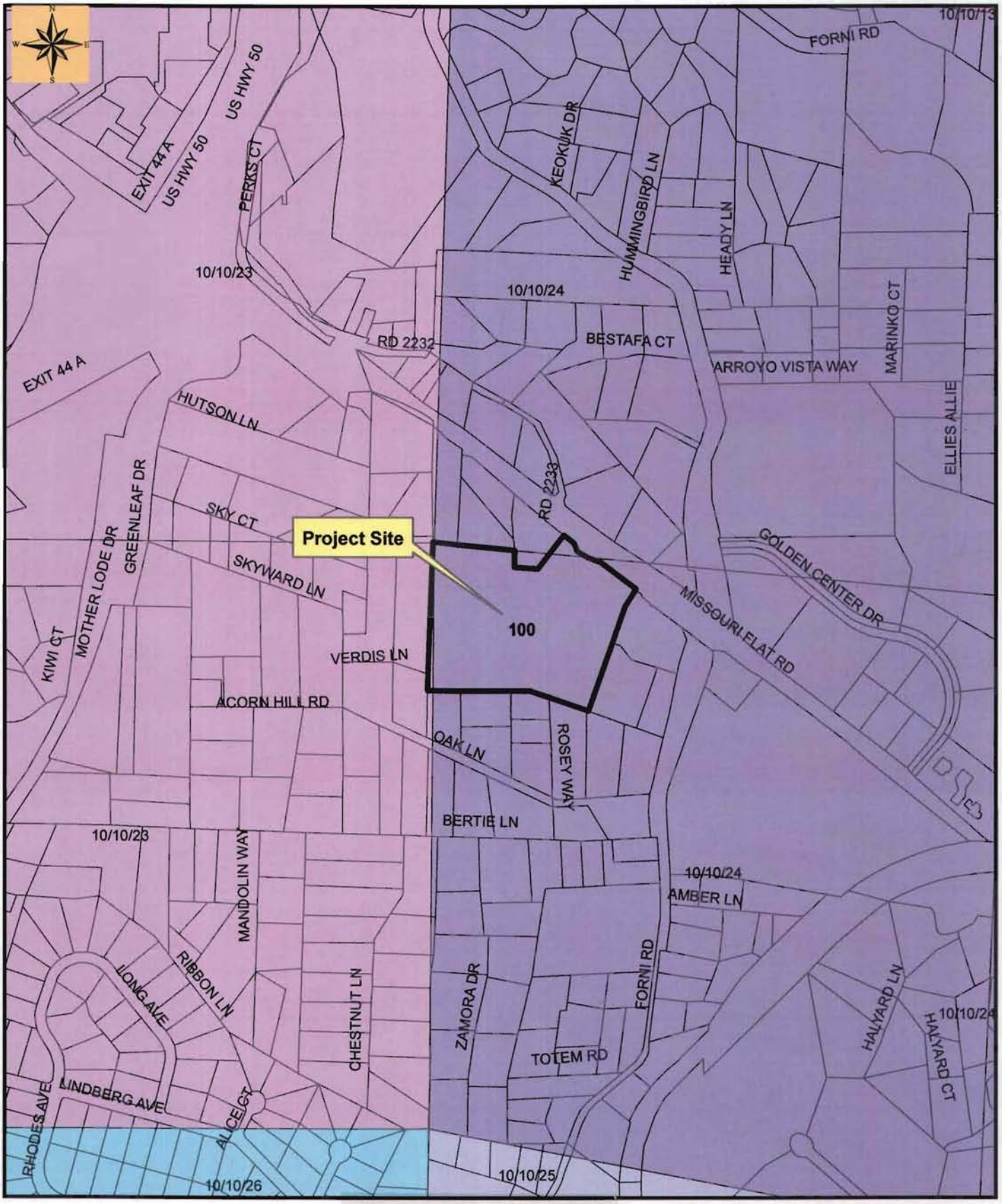
El Dorado County Subdivision Ordinances (Title 16 - County Code)

Soil Survey of El Dorado Area, California

California Environmental Quality Act (CEQA) Statutes (Public Resources Code Section 21000, et seq.)

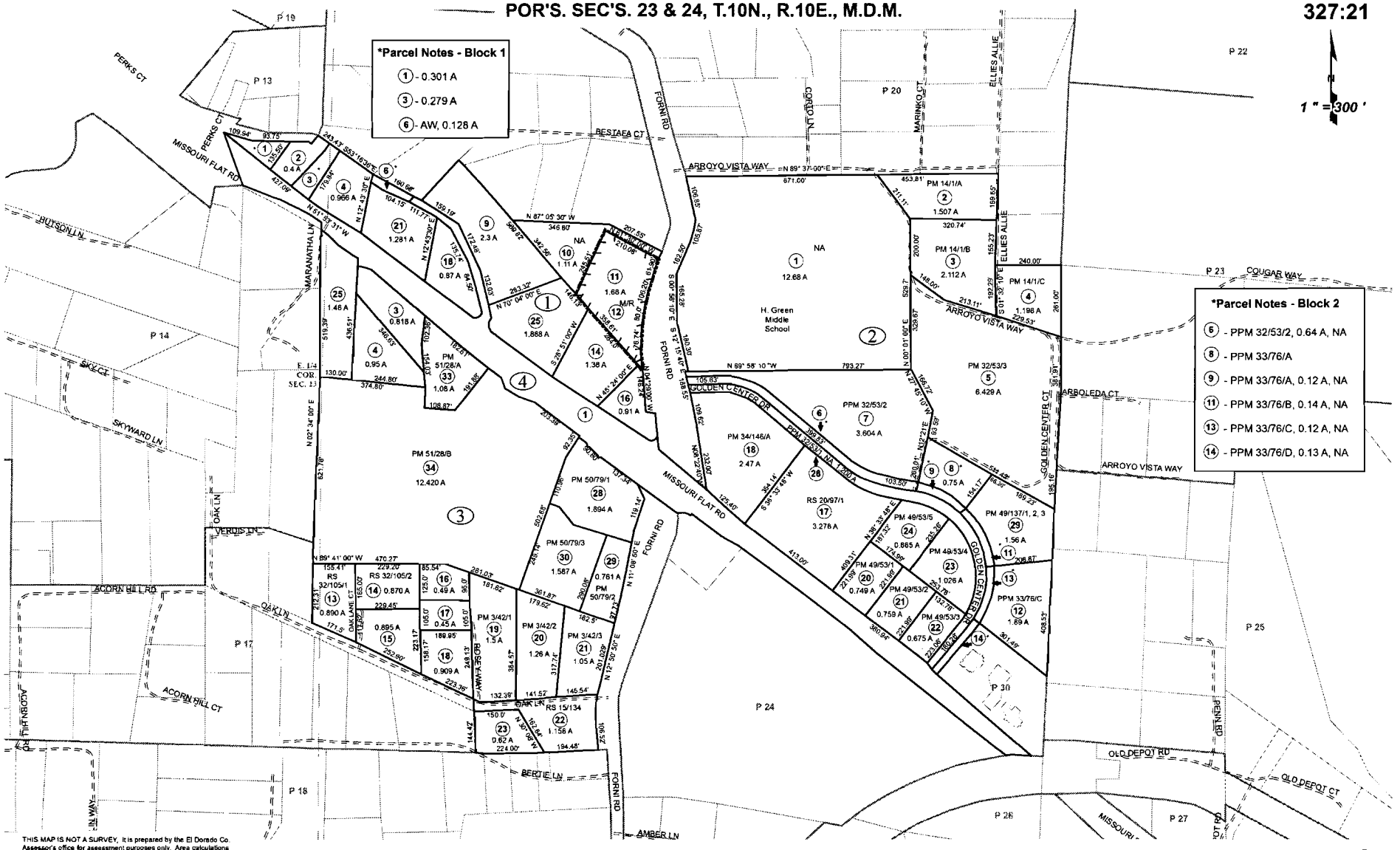
Title 14, California Code of Regulations, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (Section 15000, et seq.)

Verizon Wireless Facility
Special Use Permit S14-0007

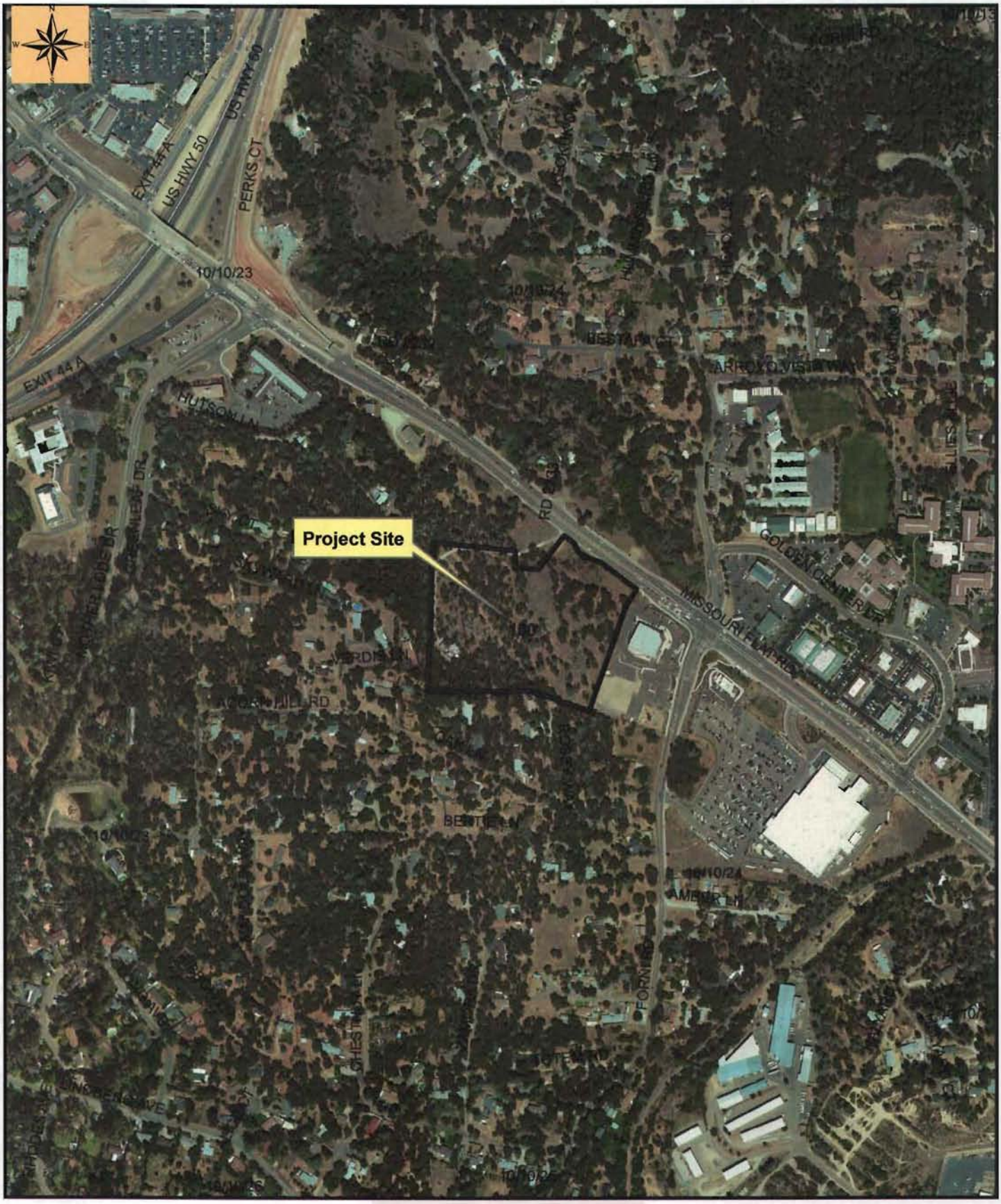


ATTACHMENT A
Location Map/Quadrangle Maps

ATTACHMENT B



Verizon Wireless Facility
Special Use Permit S14-0007



Map prepared by:
Mel Pabalinas
El Dorado County
Development Services-Planning

ATTACHMENT C
Aerial Photo

ATTACHMENT D

PROJECT : Missouri Flat - New Build

4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

PROJECT NO : 20130974376
LOCATION NO: 278755
AREA: West
REGION: Northern California / Nevada
MARKET: Sacramento / Reno (NV)
JURISDICTION: El Dorado County

verizonwireless

PREPARED FOR: verizonwireless, 255 Parkshore Drive, Folsom, California 95630

Vendor: EPIC WIRELESS GROUP INC.

Consultant:

Architect: Borges Architectural Group

PROJECT NO:	20130974376
LOCATION NO:	278755
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

REV	DATE	DESCRIPTION
D	10/13/14	100% ZD Submittal
C	08/08/14	95% ZD Submittal
B	04/17/14	95% ZD Submittal
A	04/01/14	95% ZD Submittal

ISSUED FOR: 10/13/14 100% ZD Submittal

SHEET TITLE: TITLE SHEET

SHEET NUMBER: A-0

PROJECT DESCRIPTION

[illegible]

PROJECT INFORMATION

Property Information:
Site Name: MISSOURI FLAT
Site Number: 20130974376
Search Ring: MISSOURI FLAT
Site Address: 4212 MISSOURI FLAT ROAD, PLACERVILLE, CA 95667
A.P.N. Number: 327-210-08-100
Current Use: R1
Jurisdiction: EL DORADO COUNTY
Ground Elevation: 1810.0' AMSL
School District: El Dorado County Office of Education
Fire District: El Dorado County Fire District

Property Owner:
CAMPBELL 2013 FAMILY LIVING TRUST
4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

Power Agency:
PG&E
PG&E Corporation
1 Market Street, Spear Tower
ph: (800) 743-5000

Telephone Agency:
AT&T California
525 MARKET STREET SAN FRANCISCO, CA 94105
ph: (800) 310-2355

PROJECT TEAM

Construction Mgr.:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: PETE MARKS
email: Pete.Marks@epicwireless.net
ph: [illegible]

Agent for Applicant, Planning and Zoning Mgr:
EPIC WIRELESS GROUP, INC.
8700 AUBURN FOLSOM ROAD, SUITE 400
GRANITE BAY, CA 95746
contact: Mark Lobaugh
email: mark.lobaugh@epicwireless.net
cell: (916) [illegible]

Architect / Engineer:
BORGES ARCHITECTURAL GROUP, INC.
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CA 95661
contact: [illegible]
email: brian@borgesarch.com
ph: (916) 782-7200

Structural Engineer:
NORM SCHEEL STRUCTURAL ENGINEER
5022 SUNRISE BLVD
FAIR OAKS, CA 95628
contact: NORM SCHEEL
email: norm@nsse.com
ph: (916) [illegible]

Survey:
Gelf Engineering
1226 High Street
Auburn, CA 95603-5015
contact: Neil Rohde
email: nrohde@pacbell.net
ph: (530) 885-0426

RF Engineer:
VERIZON WIRELESS
255 PARKSHORE DRIVE
FOLSOM, CA 95630
contact: DOUG PICARD
email: doug.picard@verizonwireless.com
ph: —

SHEET INDEX

SHEET	TITLE	REV
A-0	TITLE SHEET	D
C-1	OVERALL SITE PLAN	D
C-2	PROJECT AREA ENLARGEMENT	D
C-3	PRELIMINARY GRADING PLAN	D
A-1	OVERALL SITE PLAN	D
A-2	ENLARGED SITE PLAN	D
A-3	EQUIPMENT & ANTENNA LAYOUTS	D
A-4.1	SITE ELEVATIONS	D
A-4.2	SITE ELEVATIONS	D
A-5.1	GENERATOR SPECIFICATION	D
A-5.2	HVAC UNIT SPECIFICATION	D

CODE COMPLIANCE

[illegible]

VICINITY MAP

DIRECTIONS FROM VERIZON WIRELESS

DIRECTIONS FROM VERIZON WIRELESS OFFICE AT 255 PARKSHORE DRIVE, FOLSOM, CA

[illegible]

SPECIAL INSPECTIONS

POST INSTALLED CONCRETE WEDGE ANCHORS

VERIZON SIGNATURE BLOCK

DISCIPLINE:	SIGNATURE:	DATE:
SITE ACQUISITION:		
CONSTRUCTION:		
RF:		
MICROWAVE:		
TELCO:		
EQUIPMENT:		
PROJECT ADMINISTRATOR:		
WO ADMINISTRATOR:		

OCCUPANCY AND CONSTRUCTION TYPE

OCCUPANCY: [illegible]
CONSTRUCTION TYPE: [illegible]

HANDICAP REQUIREMENTS

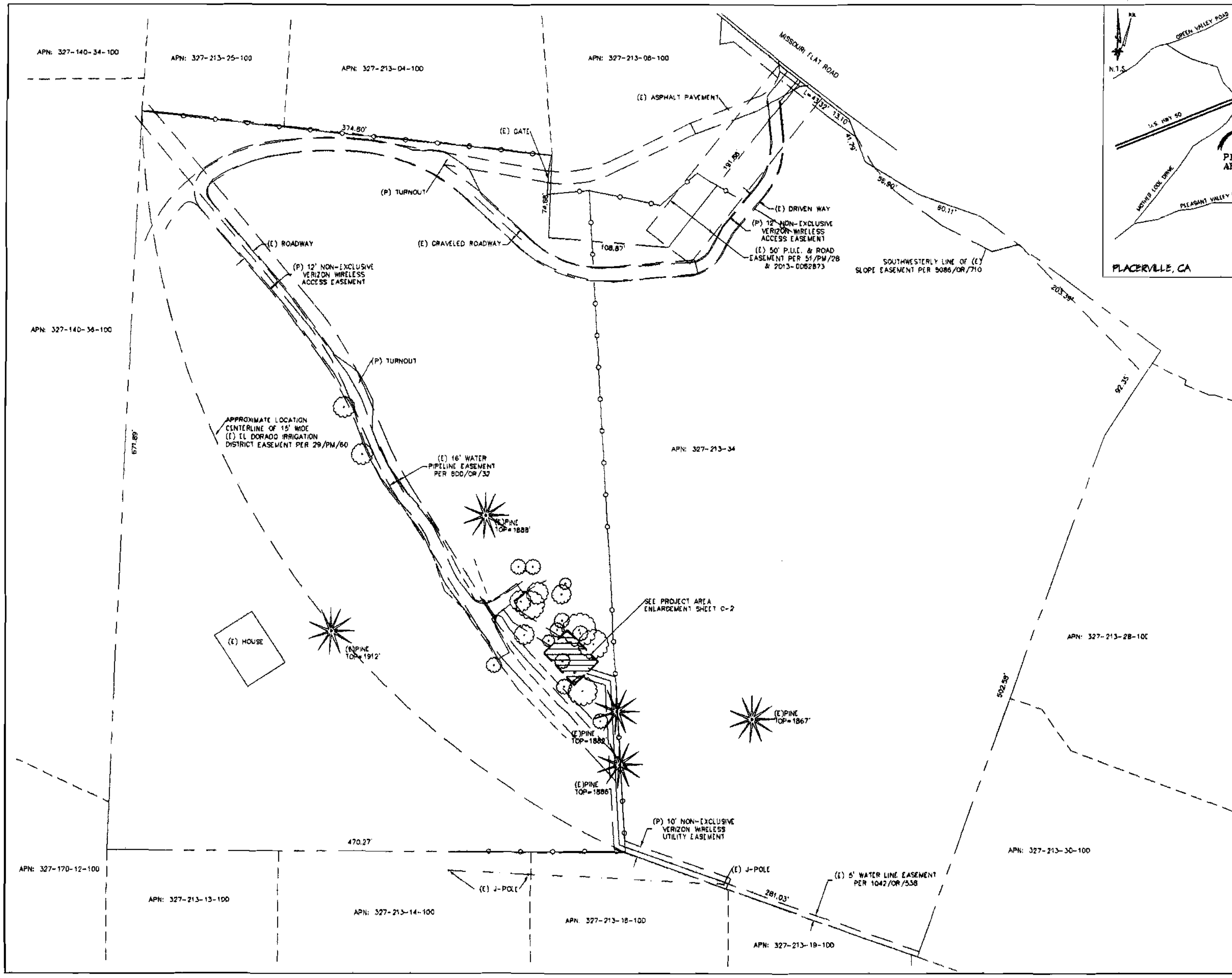
[illegible]

GENERAL CONTRACTOR NOTES

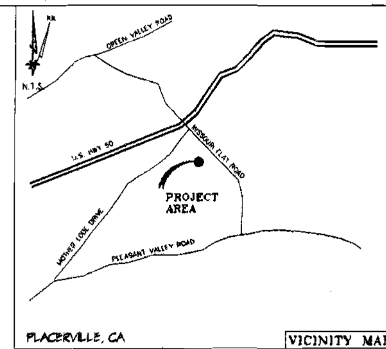
DO NOT SCALE DRAWINGS

[illegible]

DIGALERT 800-227-2600



OVERALL SITE PLAN



VICINITY MAP

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Surveyor
GEIL ENGINEERING

Architect

verizon wireless

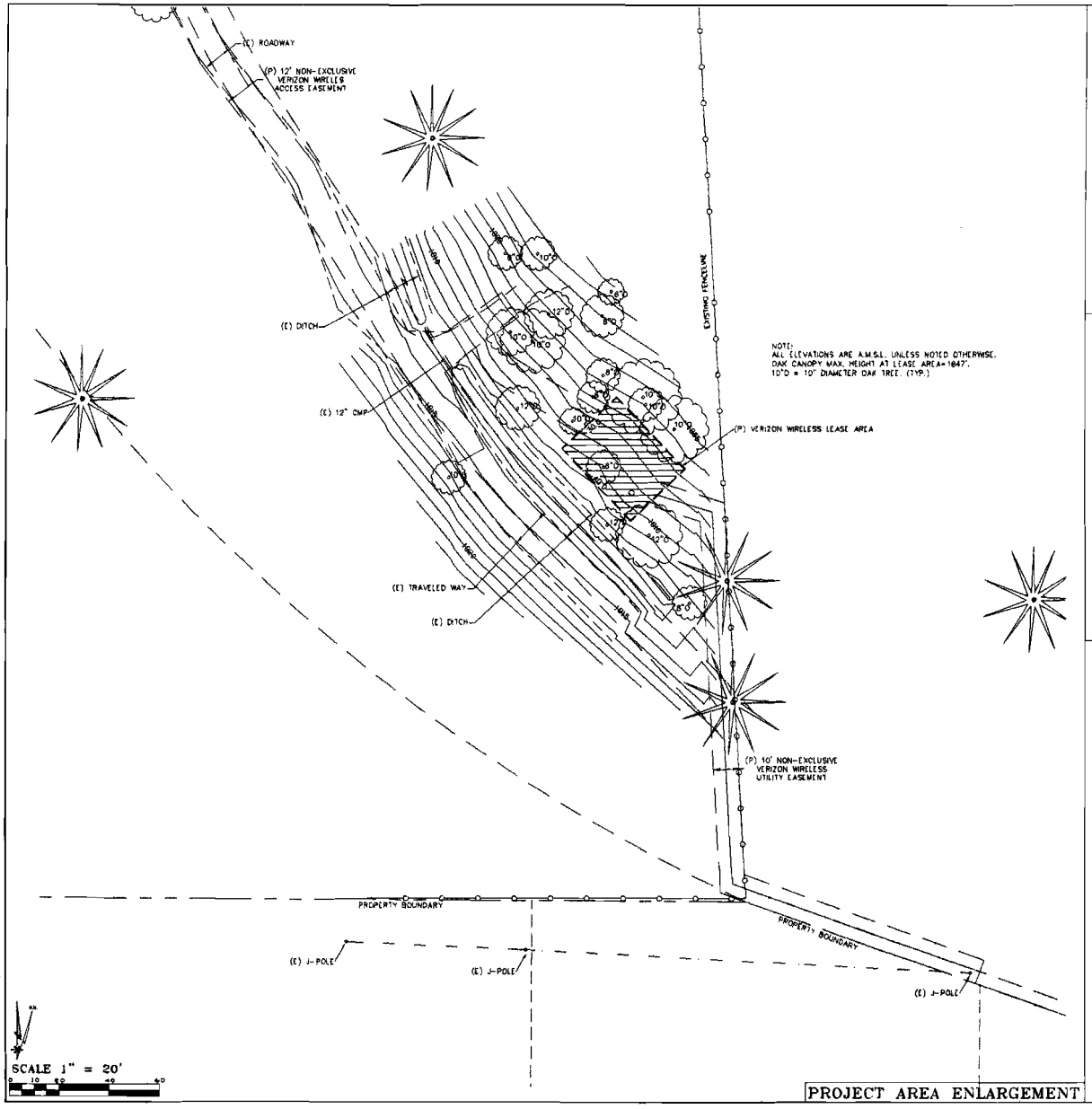
MISSOURI FLAT
4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS

REV	03-29-14	Drawing Submittal	NP
REV	05-01-14	Easement Mod.	NP
REV	07-24-14	APN Mod.	NP
REV	10-07-14	Access Mod.	NP
REV	10-13-14	Access Mod.	NP

Sheet
C-1



DATE OF SURVEY: 03-27-14

SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GEIL, R.C.E. 14803

CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.

LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA

BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.

ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. M.A.V.D. 88 DATUM. ABOVE MEAN SEA LEVEL UNLESS OTHERWISE NOTED.

N.G.V.D. 1929 CORRECTION: SUBTRACT 2.73' FROM ELEVATIONS SHOWN.

CONTOUR INTERVAL: 1'

ASSESSOR'S PARCEL NUMBER: 327-213-34

OWNER(S): CAMPBELL 2013Z FAMILY LIVING TRUST
4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

SITE CONTACT: PETE MANAS
530-383-8957

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

Geil Engineering
Engineering * Surveying * Planning
1226 High Street
Auburn, California 95603-5015
Phone: (530) 885-0426 * Fax: (530) 823-1309

Verizon Wireless
PCS Equipment A.S.A.C. Survey Form

Project Name: Missouri Flat

Project Site Location: 4212 Missouri Flat Road
Placerville, CA 95667
El Dorado County

Date of Observation: 03-27-14

Equipment/Procedure Used to Obtain Coordinates: Trimble Geo-XT post processed with Pathfinder Office software.

Type of Antenna Mount: Proposed Monopine Tower

NAD 83 Coordinates	NAD 27 Coordinates
Latitude: N 38° 42' 22.24"	Latitude: N 38° 42' 22.59"
Longitude: W 120° 50' 01.84"	Longitude: W 120° 49' 57.87"

ELEVATION of Ground at Base of Structure (NAVD88) 1810.0' AMSL

CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of those elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 91 003, and that they are true and accurate to the best of my knowledge and belief.

Kenneth D. Geil California RCE 14803

LEASE AREA DESCRIPTION

ALL THAT CERTAIN LEASE AREA BEING A PORTION OF THAT CERTAIN PARCEL "B" AS IS SHOWN ON THAT CERTAIN PARCEL MAP RECORDED AT BOOK 51 OF PARCEL MAPS AT PAGE 88, OFFICIAL RECORDS OF EL DORADO COUNTY, BEING LOCATED IN THE COUNTY OF EL DORADO, STATE OF CALIFORNIA, BEING A PORTION OF THE WEST 1/2 OF SECTION 34, TOWNSHIP 10 N., RANGE 10 E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/4" C.I.P. MARKED RCE28567 SET FOR THE SOUTHEASTERLY TERMINUS OF THAT CERTAIN CHORD LABELED "S88°49'00"E - 374.80'" AS IS SHOWN ON THE ABOVE REFERENCED PARCEL MAP, FROM WHICH A 1-1/2" C.I.P. BEARS NORTH 83°49'00" WEST 374.80 FEET; THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 02°05'34" EAST 451.77 FEET TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING SOUTH 46°31'34" WEST 30.00 FEET; THENCE SOUTH 43°28'26" EAST 40.00 FEET; THENCE NORTH 46°31'34" WEST 30.00 FEET; THENCE NORTH 43°28'26" WEST 40.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR UTILITY PURPOSES TEN FEET IN WIDTH THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: BEGINNING AT THE MIDPOINT ON THE SOUTHEASTERLY BOUNDARY OF THE ABOVE DESCRIBED LEASE AREA AND RUNNING THENCE SOUTH 72°45'58" EAST 22.75 FEET; THENCE SOUTH 03°07'17" EAST 149.24 FEET; THENCE SOUTH 70°24'00" EAST 105 FEET MORE OR LESS TO THE EXISTING UTILITY SERVICE POLE.

ALSO TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS PURPOSES TWELVE FEET IN WIDTH FROM THE ABOVE DESCRIBED LEASE AREA NORTHWESTERLY TO THE EXISTING TRAVELLED WAY AND RUNNING THENCE OVER AND ACROSS THE EXISTING ROADWAY AND UNDERLYING PARCEL OF LAND AS IS SHOWN HEREON TO THE PUBLIC RIGHT OF WAY.

DEPT	APPROVED	DATE
ADC		
RE		
RF		
INT		
ELEVN		
OPS		
ELEVOUT		

Surveyor: GEIL ENGINEERING, 1226 HIGH STREET, AUBURN, CALIFORNIA 95603, PHONE: (530) 885-0426, FAX: (530) 823-1309

Architect

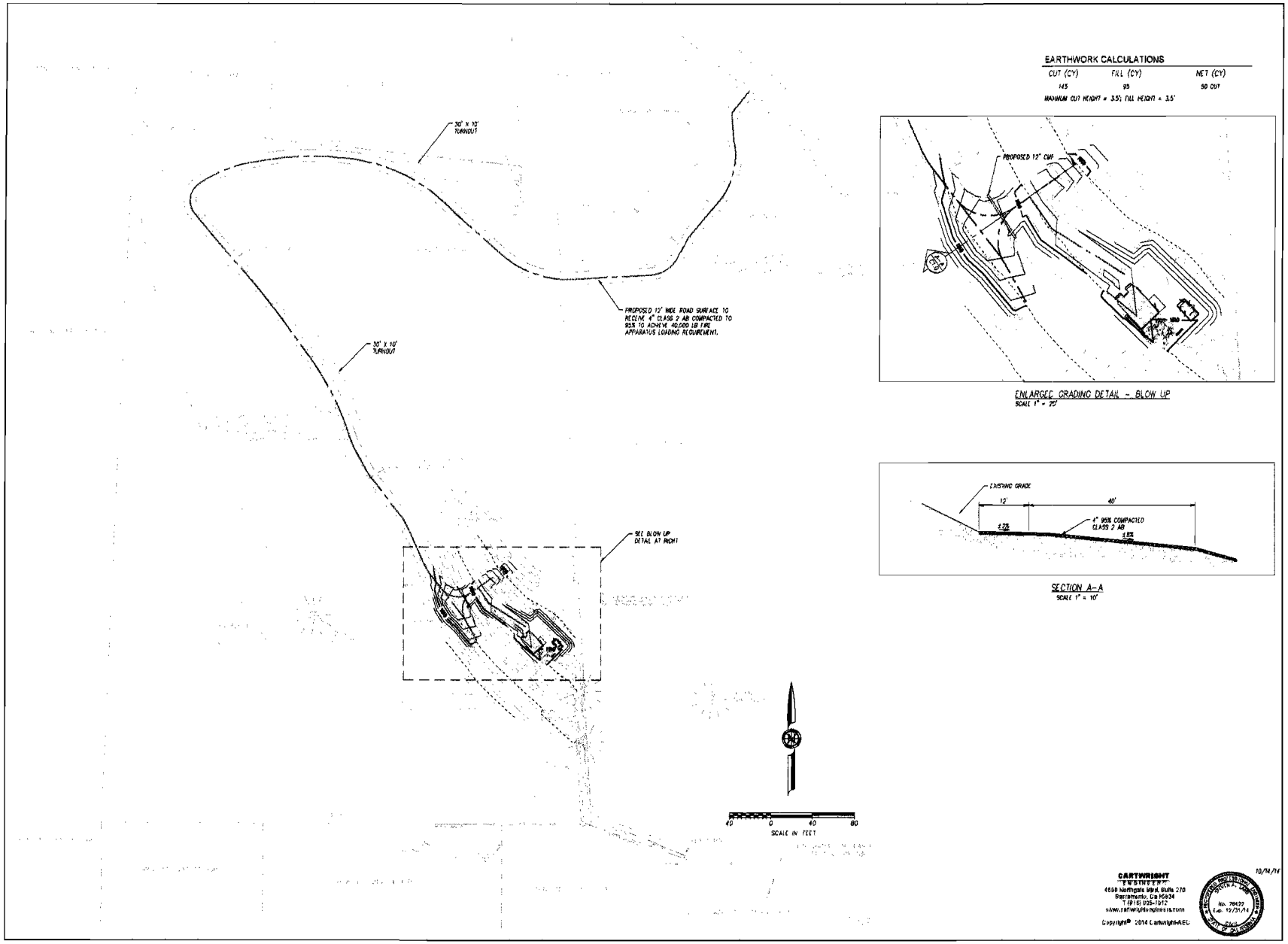
verizon wireless

MISSOURI FLAT
4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

PLOT PLAN AND SITE TOPOGRAPHY

REVISIONS		
REV	NO	10-29-13 Planning Submittal
REV	NO	01-14 Easement Mod
REV	NO	02-24-14 APN Mod
REV	NO	10-07-14 Access Mod
REV	NO	10-13-14 Access Mod
REV	NO	

Sheet
C-2



CARTWRIGHT
4680 Northgate Blvd, Suite 270
Sacramento, Ca 95834
T (916) 925-7912
www.cartwright-engineering.com

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ARCHITECTURAL GROUP
PLANNERS
ENGINEERS
1478 STONE POINT DRIVE
SUITE 350
ROSEVILLE, CA 95661
T (916) 782-7200
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BORGESARCH.COM

Architect

MISSOURI FLAT
PRELIMINARY GRADING PLAN
4212 MISSOURI FLAT ROAD
PLACERVILLE, CA 95667

Revisions

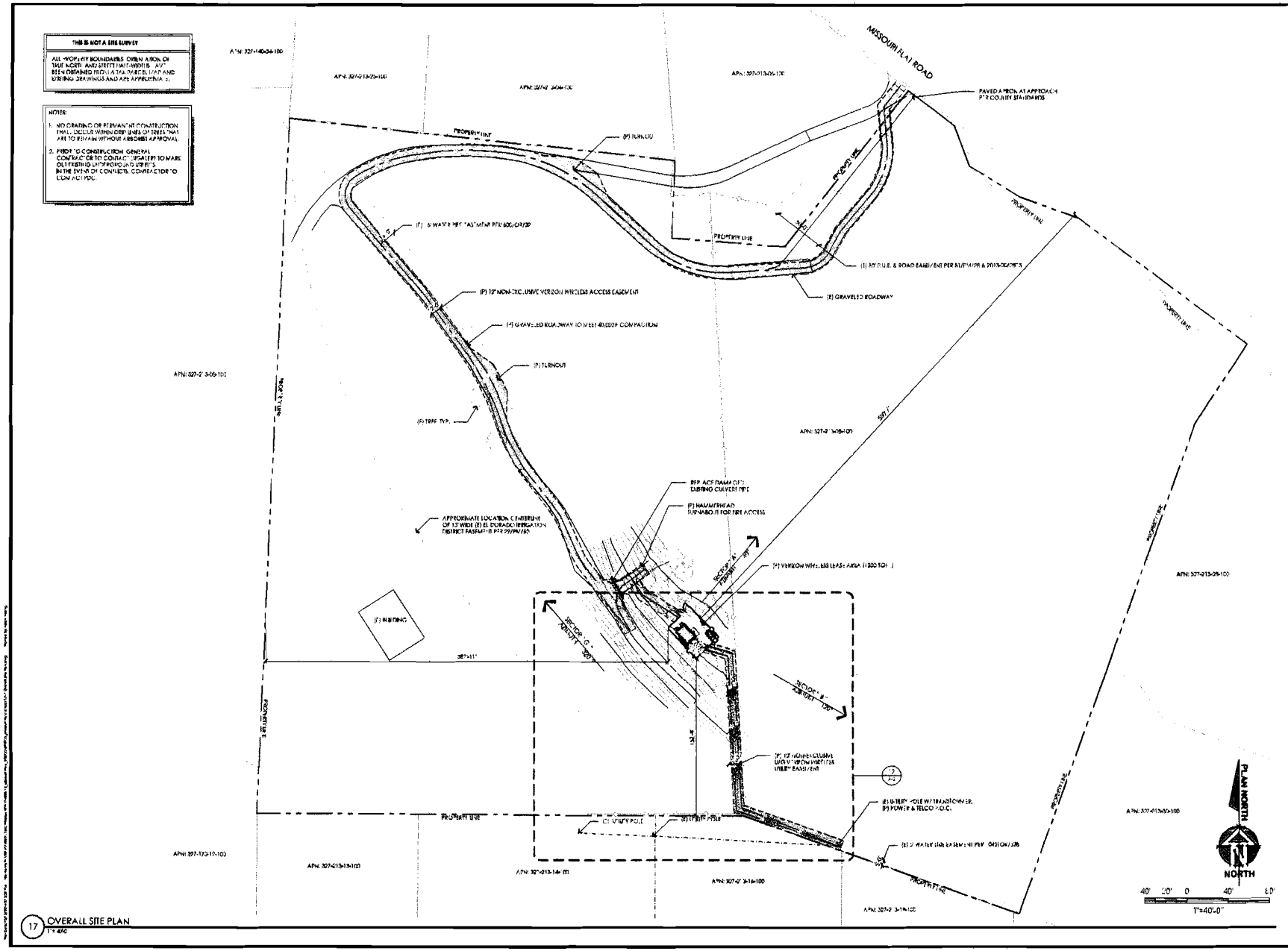
Sheet Title:

Date: 9/30/2014

Borges Job No.: XXXXX

Scale: AS SHOWN

Sheet #: C1.0



17 OVERALL SITE PLAN
1"= 40'-0"

PREPARED FOR
verizonwireless
255 Parkshore Drive
Folsom, California 95630

Vendor:
EPIC WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 95630

Consultant:

Architect:
Borges Architectural Group

PROJECT NO: 2013D974376
LOCATION NO: 278755
DRAWN BY: H.L.H.
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
D	10/13/14	100% ZD Submittal
C	09/09/14	95% ZD Submittal
B	09/17/14	75% ZD Submittal
A	09/01/14	90% ZD Submittal

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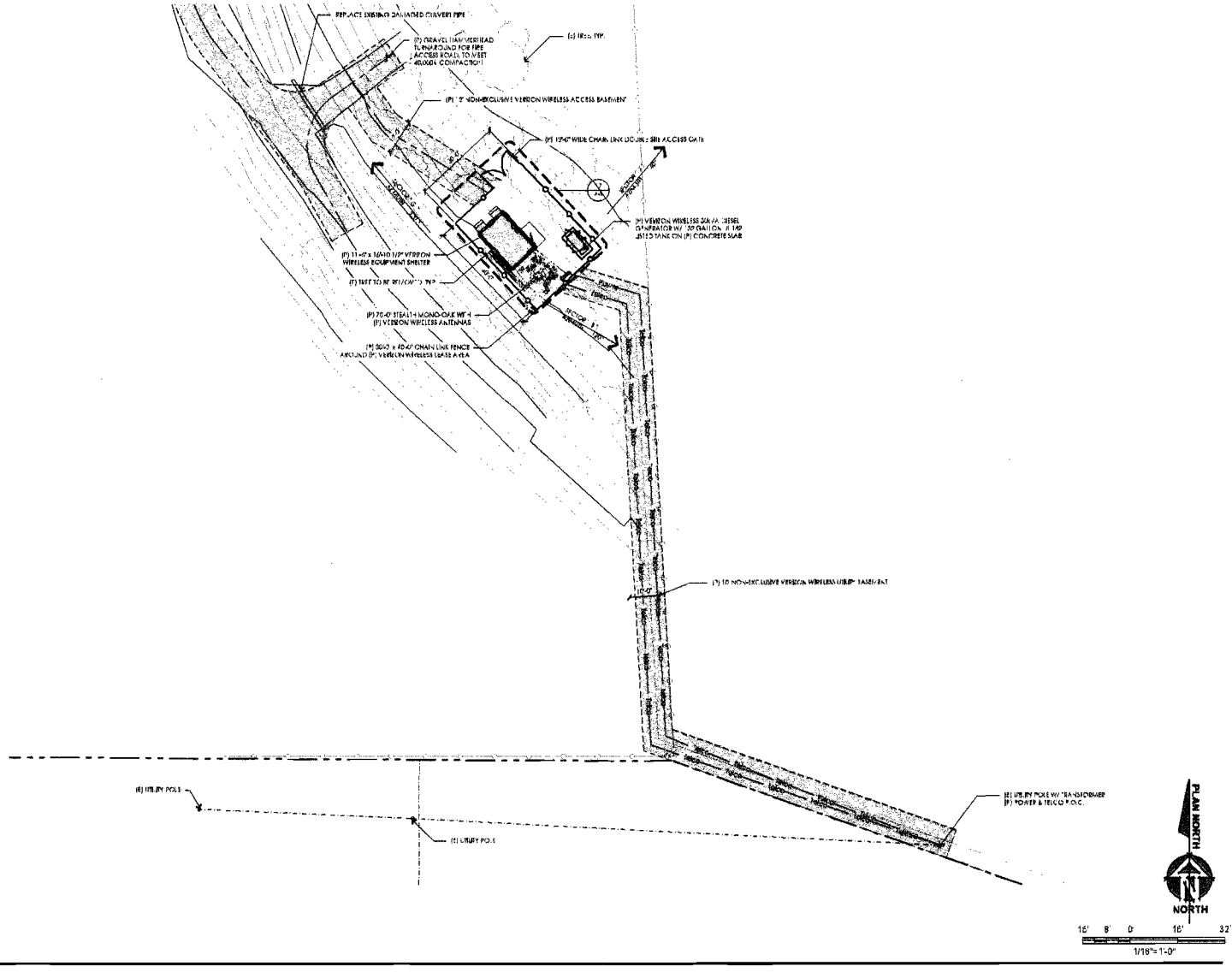
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
A-1

14002-13



17 ENLARGED SITE PLAN
1/16"= 1'-0"

PREPARED FOR

verizonwireless

255 Parkshore Drive
Folsom, California 95630

Vendor:

EPIC WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 95630

Consultant:

ARCHITECT:

Borges

PROJECT NO:	20150974376
LOCATION NO:	278755
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

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B	04/17/14	75% ZD Submittal
A	04/01/14	90% ZD Submittal

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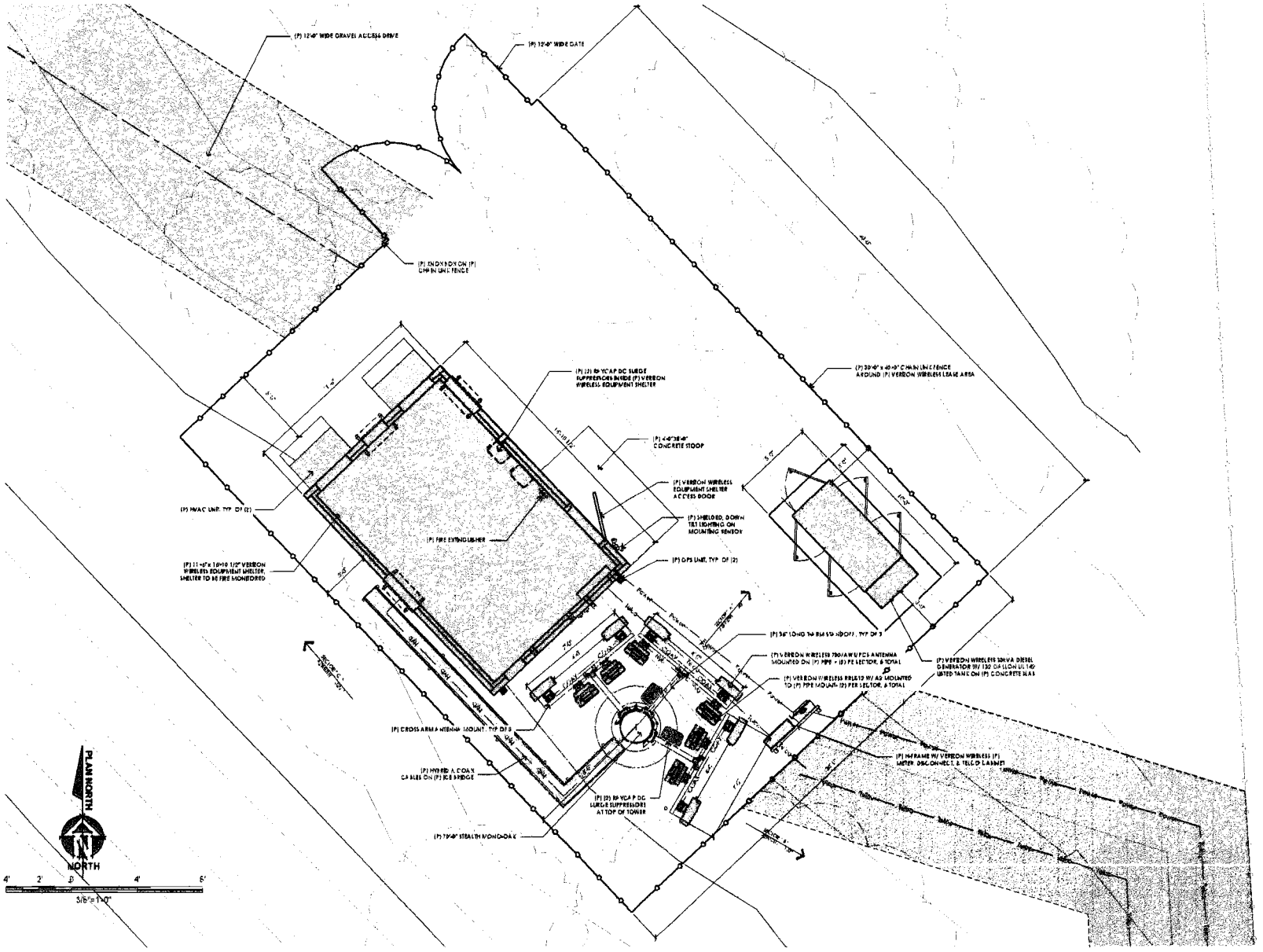
SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER:
A-2

14002.13



17 ENLARGED EQUIPMENT AREA & ANTENNA LAYOUT
3/8"=1'-0"

PREPARED FOR
verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598

Vertical:
EPIC WIRELESS GROUP INC.
2055 Parkshore Drive
Folsom, California 95630

Consultant:

ARCHITECT:
Borges

PROJECT NO:	20130974376
LOCATION NO:	278755
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

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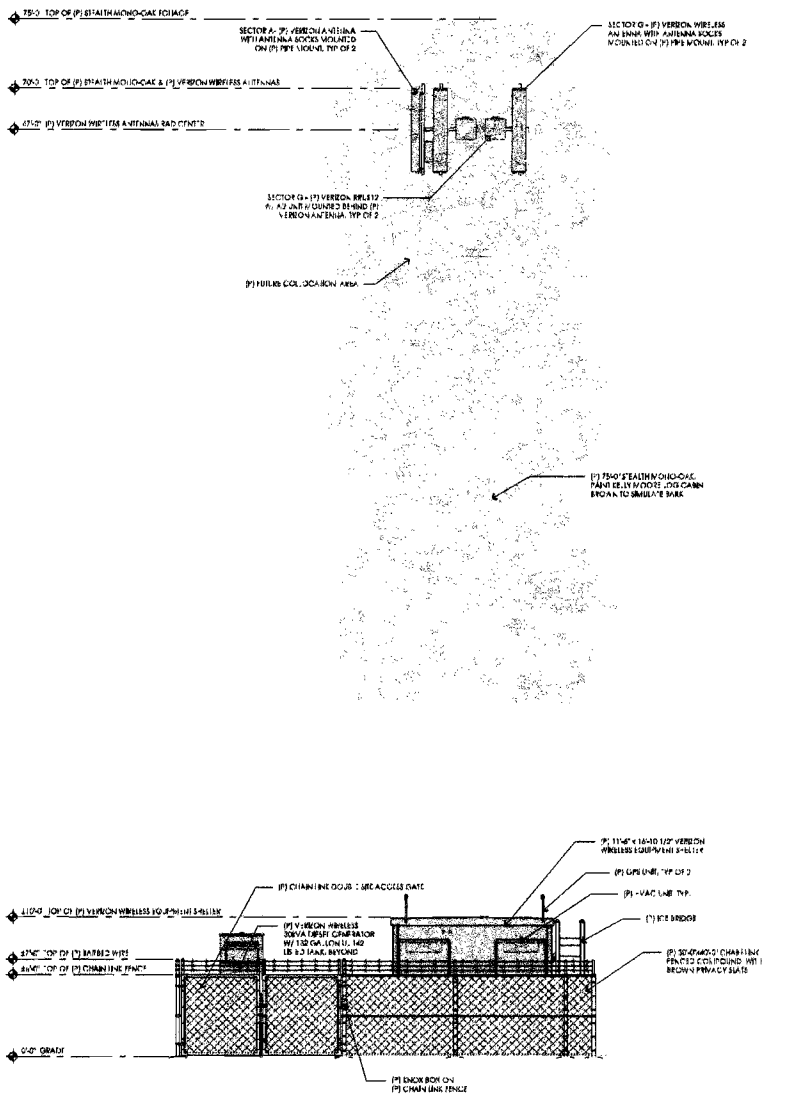
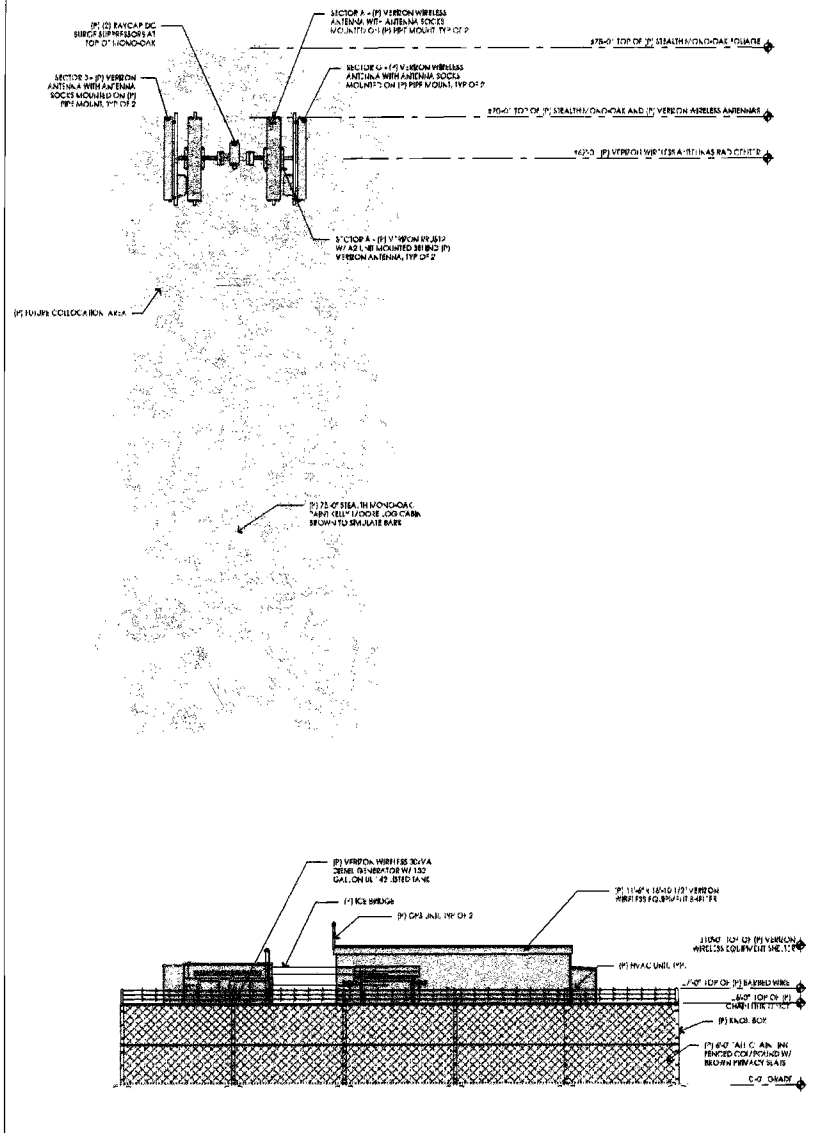
SHEET TITLE:
EQUIPMENT & ANTENNA LAYOUTS

SHEET NUMBER:
A-3

140021.13



17 PROPOSED NORTHWEST ELEVATION
1/4"=1'-0"



9 PROPOSED NORTHEAST ELEVATION
1/4"=1'-0"

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verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598

Vendor:
EPIC WIRELESS GROUP INC.
255 Fairbank Drive
Folsom, California 94630

Consultant:

ARCHITECT
Borges Architectural Group

PROJECT NO:	20130974376
LOCATION NO:	278765
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

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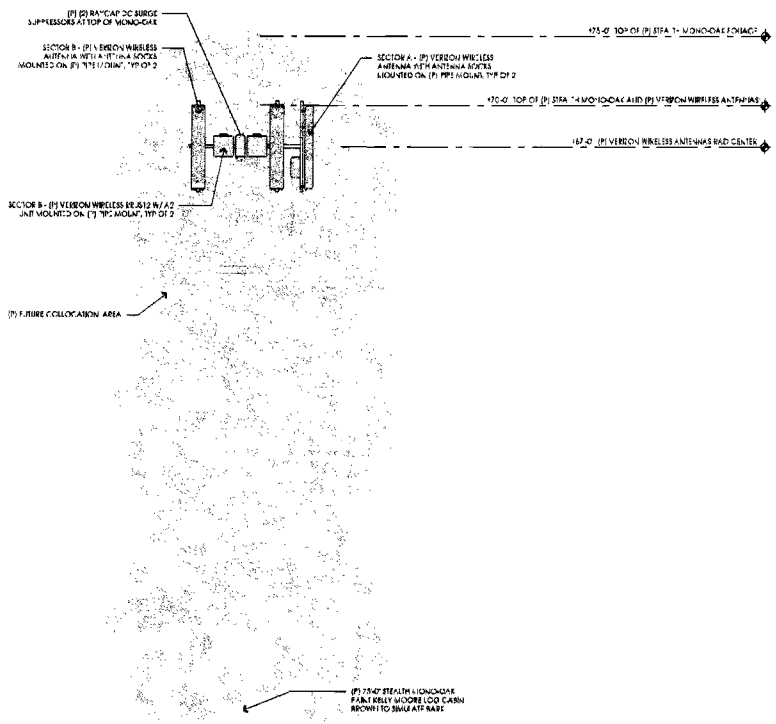
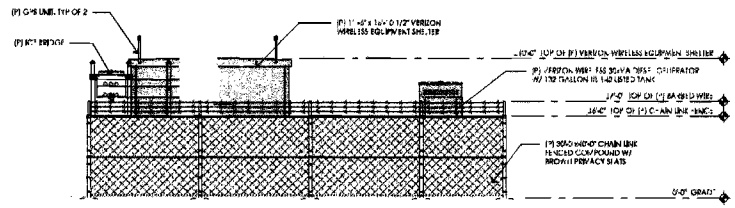
SHEET TITLE:
ELEVATIONS

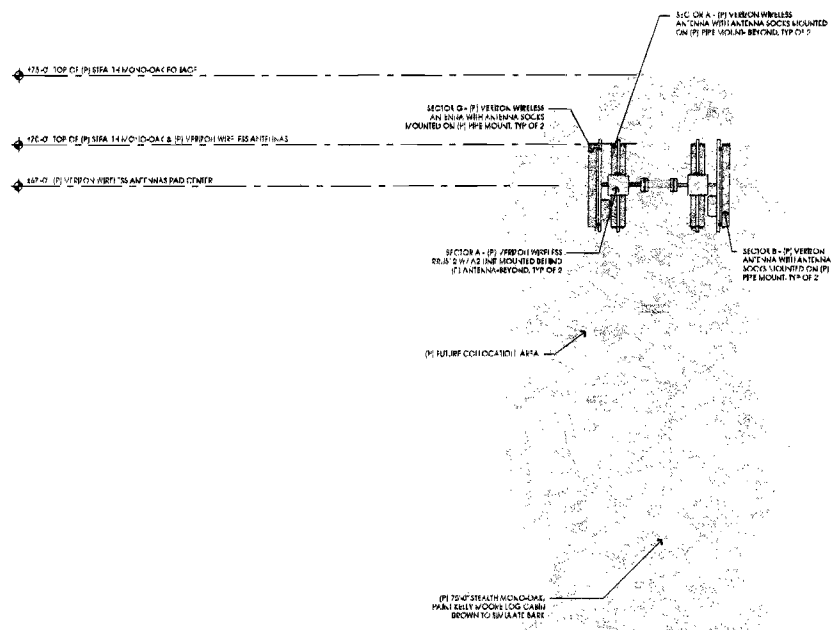
SHEET NUMBER:
A-4.1

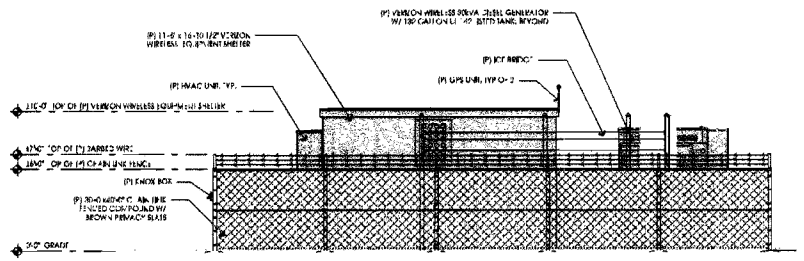
14002-13





17 PROPOSED SOUTHEAST ELEVATION
1/4"=1'-0"





9 PROPOSED SOUTHWEST ELEVATION
1/4"=1'-0"

PREPARED FOR
verizonwireless
2785 Mitchell Drive
Walnut Creek, California 94598

Vertical Bridge

EPIC WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 95630

Consultant:

ARCHITECT:
Borges Architectural Group

PROJECT NO: 2D130974376
LOCATION NO: 278755
DRAWN BY: H.L.H.
CHECKED BY: B.K.W.

REV	DATE	DESCRIPTION
D	10/13/14	100% ZD Submittal
C	09/26/14	95% ZD Submittal
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SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-4.2

14002-13

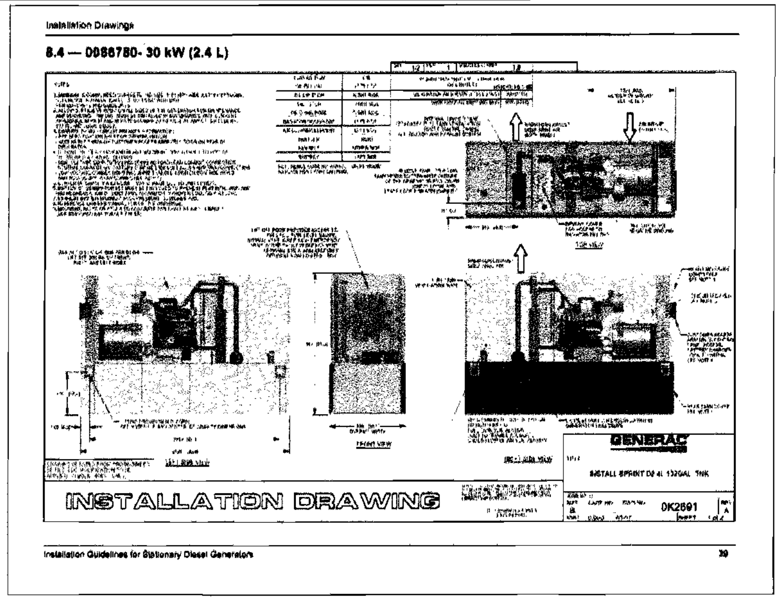
GENERAC | INDUSTRIAL

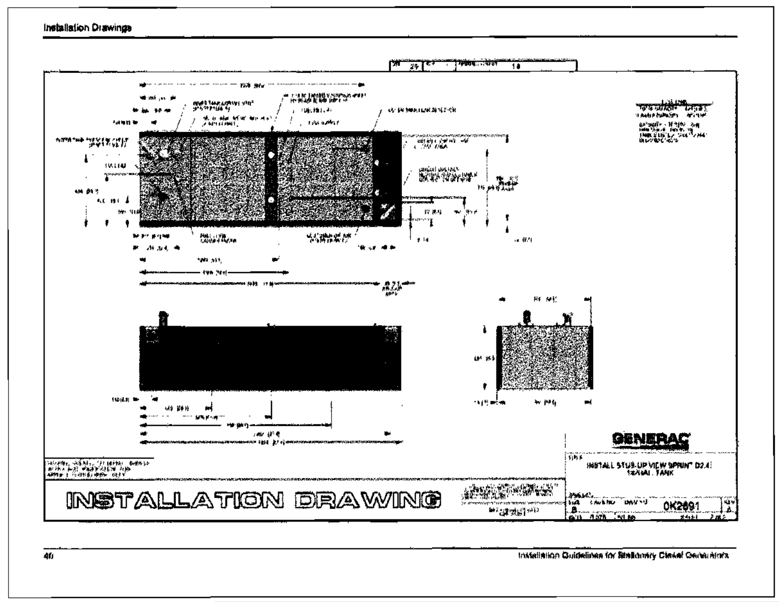
SD030

application and engineering data

ENGINE SPECIFICATIONS

ALTERNATOR SPECIFICATIONS





PREPARED FOR

verizon wireless

255 Parkshore Drive
Folsom, California 94630

Vendor:

EPIC WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 94630

Consultant:

Architect:

Borges ARCHITECTURAL GROUP

PROJECT NO:	20130974376
LOCATION NO:	278755
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

REV	DATE	DESCRIPTION
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SHEET TITLE:

GENERATOR SPECIFICATION

SHEET NUMBER:

A-5.1

14002-13

GENERAC

SD030
2.4 Liter Level 2A

Octave Band Sound Data SD030 2.4 Liter Diesel

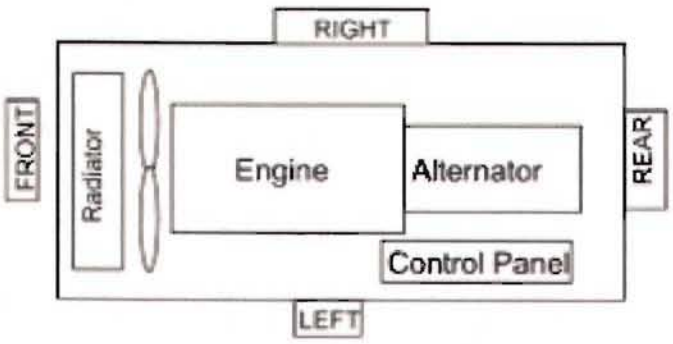
Test Date	3/14/2013	**Engine Firing Frequency**	60
Test Request #	A-2-3738A- T12	**Alt Fan Frequency**	480
Generator Model	SD030 2.4 Liter	**Cooling Fan Frequency**	416
Enclosure	Level 2 A Verizon	**Test Conditions**	Sunny
Unit Dimensions		**Temp ° F**	58
Engine	2.4 Liter Generac Diesel	**Barometric Pres**	30.65
Alternator	30 kW 390 mm 240V 1 Ø	**Wind Speed mph**	2-4
Engine Speed	1800	**Muffler**	Standard
Test Location	Waukesha	**Fuel**	#2 Diesel
Instrument	TES1358		

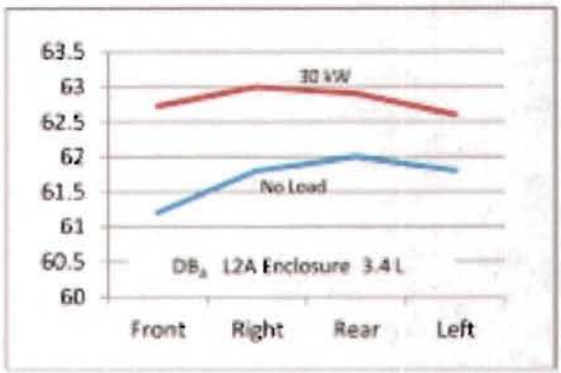
Test Load: **0 kW** 240 Volt Distance 7 Meters

MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY									
	31.5	*63*	*125*	*250*	*500*	*1000*	*2000*	*4000*	*8000*	**dB_A**
FRONT	24.9	50.0	55.5	49.6	55.1	47.5	45.7	41.5	33.9	61.2
RIGHT	25.0	52.0	55.5	50.5	56.5	48.2	50.4	42.3	38.4	61.8
REAR	26.8	47.4	52.5	52.1	56.5	51.5	48.3	44.8	35.8	62
LEFT	24.0	43.4	54.6	48.0	57.2	46.6	46.7	43.6	36.9	61.8
Average	25.2	48.2	54.5	50.0	56.3	48.4	47.8	43.0	36.3	**61.7**

Test Load: **30 kW** 240 Volt Distance 7 Meters

MICROPHONE LOCATION	OCTAVE BAND CENTER FREQUENCY									
	31.5	*63*	*125*	*250*	*500*	*1000*	*2000*	*4000*	*8000*	**dB_A**
FRONT	21.7	59.7	54.3	49.1	56.1	47.5	46.5	42.1	34.5	62.7
RIGHT	21.3	58.5	56.4	52.5	55.4	50.7	53.0	44.2	38.8	63.0
REAR	24.1	55.9	51.9	53.1	56.7	52.0	48.8	45.0	34.8	62.9
LEFT	26.6	47.7	53.5	48.8	57.5	47.2	48.1	43.4	37.4	62.6
Average	23.4	55.5	54.0	50.9	56.4	49.4	49.1	43.7	36.4	**62.8**





1. All positions at 23 feet (7 meters) from side faces of generator set.
2. Test conducted on a 100 foot diameter asphault surface.
3. Data subject to change without notice

GENERAC POWER SYSTEMS, INC Rev 0 Prelim 3/12

THE WALL-MOUNT™ STEP CAPACITY AIR CONDITIONERS

Integrated Part Load Value (IPLV) Efficiency Up To 15.3 BTUH/WATT

WA3S – WA5S Right Side Control Panel
WL3S – WL5S Left Side Control Panel
3 to 5 Ton (35,400 to 58,500 Btuh) 60Hz

Engineered Features

Capacity and Efficiency Ratings

Indoor Blower Performance - CFM (0.00" through 0.50" H_2O)

Specifications 3 Ton through 5 Ton

Performance and Application Data - WERV-*5

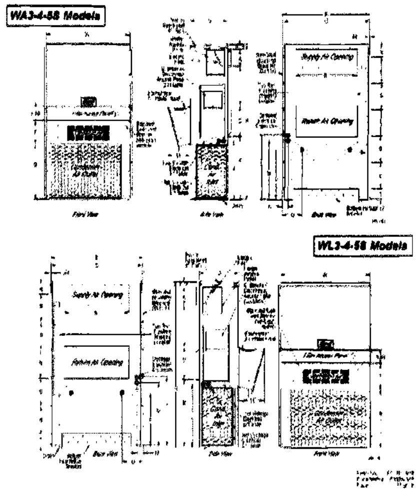
Typical Sound Performance with Installation/Isolation Curbs & Acoustical Plenums

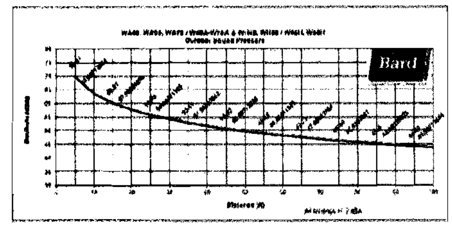
WA/L3S Sound Data Matrix (dBA @ 10 feet)

WA/L4S Sound Data Matrix (dBA @ 10 feet)

WA/L5S Sound Data Matrix (dBA @ 10 feet)

Dimensions of Basic Unit for Architectural and Installation Requirements (Nominal)





PREPARED FOR

verizon wireless

255 Parkshore Drive
Folsom, California 94630

Vendor:

EPIC WIRELESS GROUP INC.
255 Parkshore Drive
Folsom, California 94630

Consultant:

Architect:

Borges ARCHITECTURAL GROUP

PROJECT NO:	20130974376
LOCATION NO:	278755
DRAWN BY:	H.L.H.
CHECKED BY:	B.K.W.

REV	DATE	DESCRIPTION
D	10/13/14	100% ZD Submittal
C	05/05/14	95% ZD Submittal
B	04/17/14	95% ZD Submittal
A	04/01/14	90% ZD Submittal

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Issued For:

10/13/14

100% ZD Submittal

SHEET TITLE:

HVAC UNIT SPECIFICATION

SHEET NUMBER:

A-5.2

14002-13

Photosimulation of the view looking northwest from in front of MacDonald's on Missouri Flat Rd.

Missouri Flat

4242 Missouri Flat Road
Placerville, CA 95667

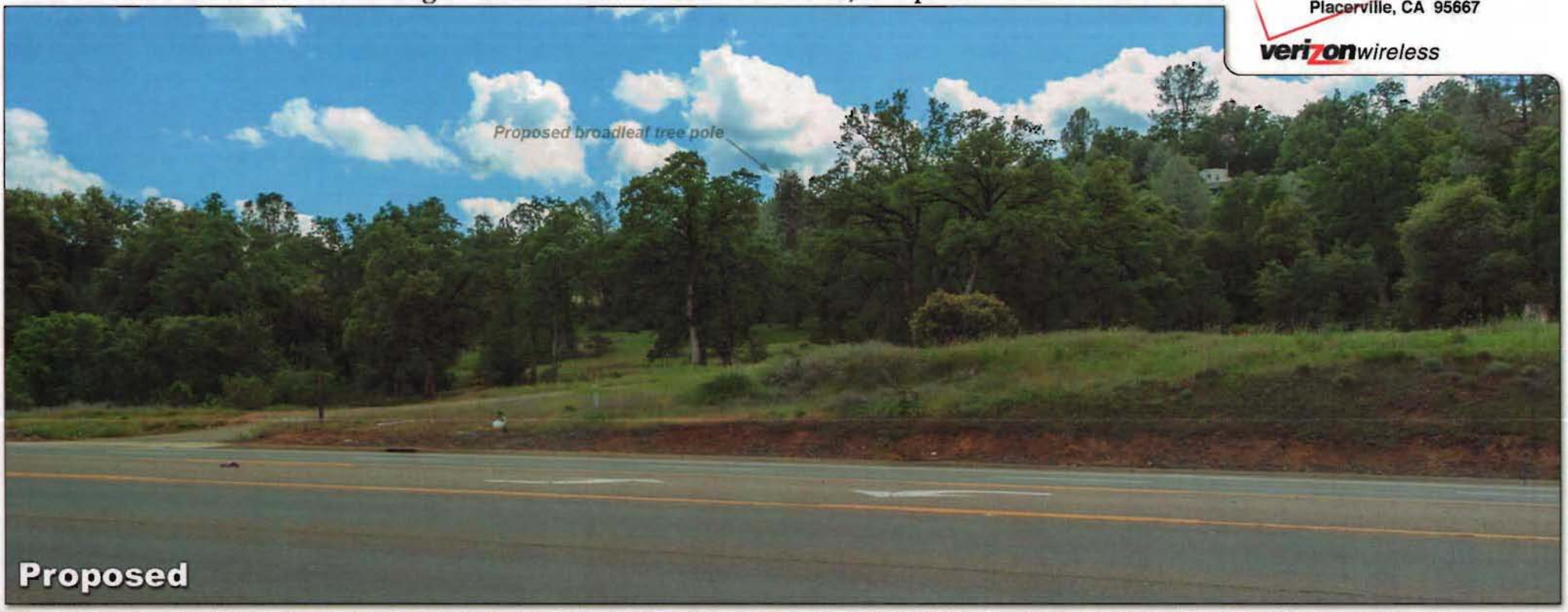
verizonwireless

Missouri Flat

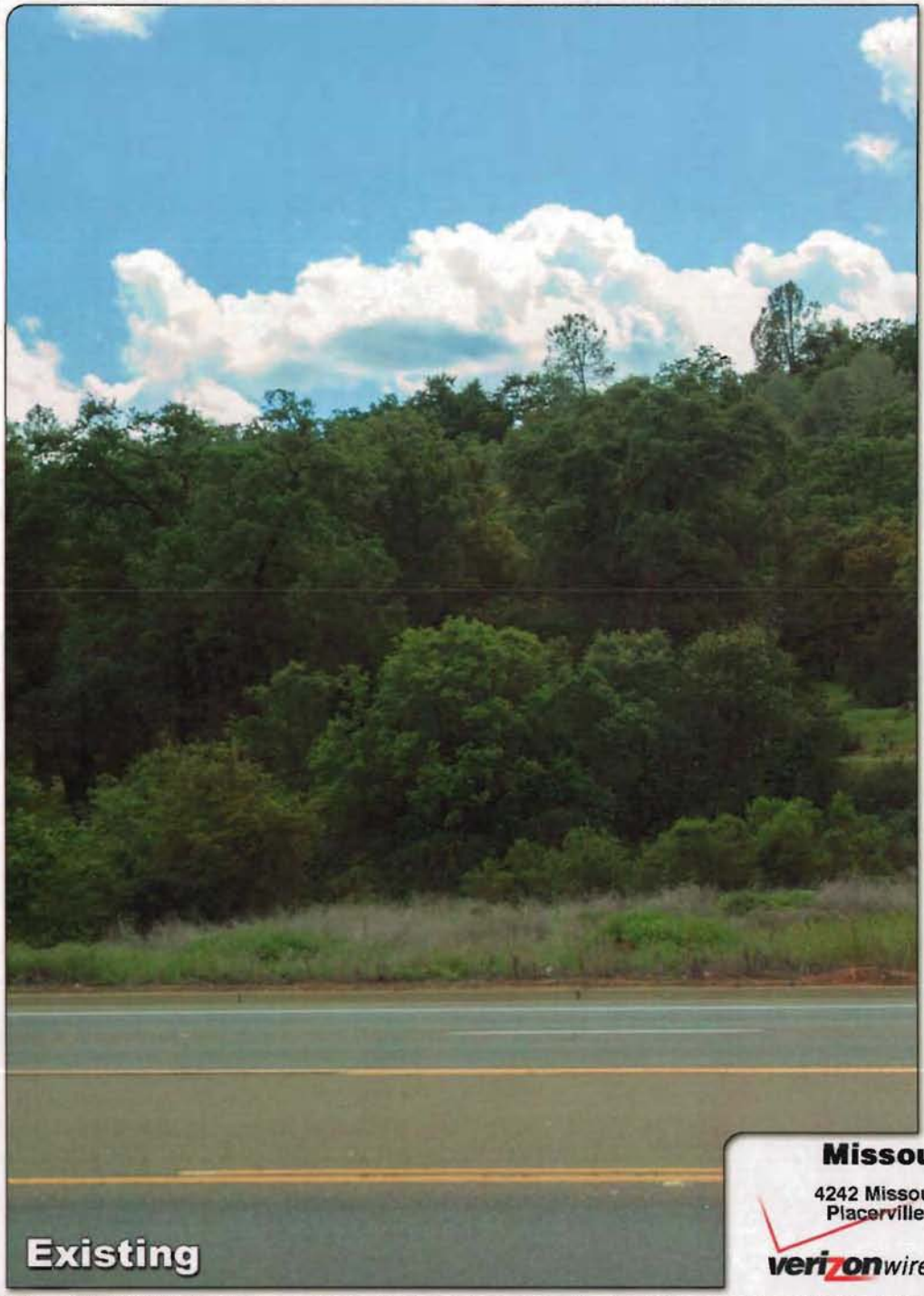
4242 Missouri Flat Road
Placerville, CA 95667

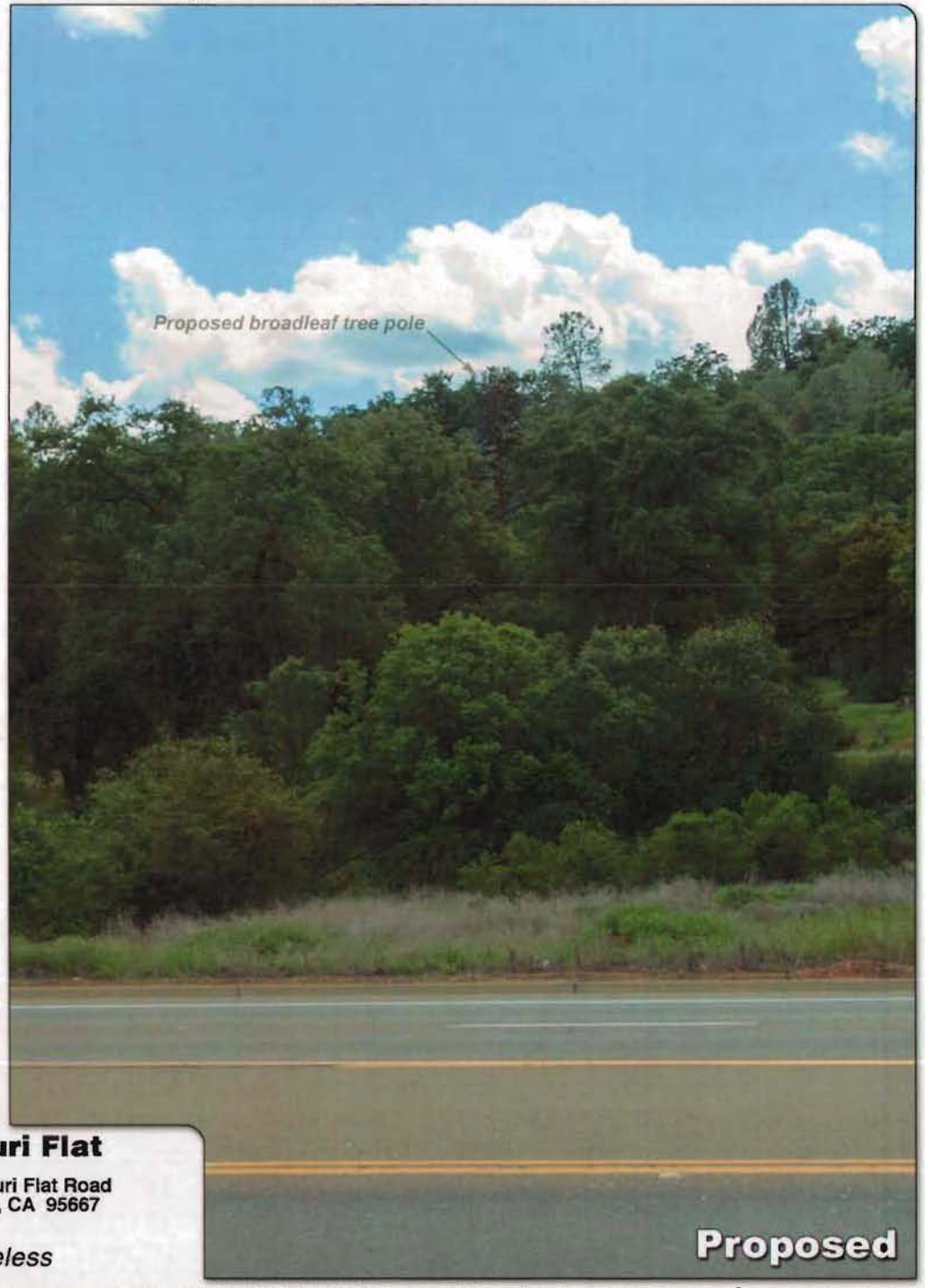
verizonwireless

Photosimulation of the view looking southwest from Missouri Flat Road, first potential view southbound.



Photosimulation of the view looking southwest from the nearest point along Missouri Flat Road.





Missouri Flat

4242 Missouri Flat Road
Placerville, CA 95667

verizonwireless

November 5, 2014

Mark Lobaugh
Leasing/Zoning Manager
Epic Wireless Group, Inc.
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746

RE: Revised Tree Survey, Preservation, and Replacement Plan for the Missouri Flat Verizon Site, El Dorado County, California

Dear Mark:

The purpose of this letter is to document the existing trees and oak woodland canopy on the Missouri Flat Verizon Site, evaluate impacts to the oak woodland canopy, and provide recommendations for tree preservation and mitigation. This letter updates and replaces the previous letter reports dated May 9, 2014 and September 23, 2014. Changes in the project design and construction techniques have significantly reduced the impact to oak canopy as described further in this report.

The project site is located at 4212 Missouri Flat Road in Placerville, California. The Proposed Project will construct cellular facilities, including a monopine, equipment building, and generator, within a 30' x 40' lease area. An existing dirt and gravel road will be improved by the placement of aggregate base to serve as a 12-foot all-weather access road. No grading will be done on the access road. Utility lines to the lease area will be installed from existing utility poles to the south. The utility lines will be installed by boring beneath any existing oak trees.

El Dorado County regulates impacts to oak woodlands under Option A of General Plan Policy 7.4.4.4. This policy applies to all projects which would result in soil disturbance on parcels larger than 1 acre with at least 1 percent total canopy cover and on parcels less than 1 acre with at least 10 percent total canopy cover. Existing canopy must be retained as shown in **Table 1** below.

Table 1 — Allowable Oak Canopy Impacts

Percent Existing Canopy Cover	Canopy Cover to be Retained
80–100	60% of existing canopy
60–79	70% of existing canopy
40–59	80% of existing canopy
20–39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Source: Table from General Plan Policy 7.4.4.4 Option A

In addition to preservation of existing oak woodland canopy, mitigation for impacts to oak woodland canopy is required at a 1:1 ratio. Application of the policy is described in the *Interim Interpretive Guidelines for El Dorado County General Plan Policy 7.4.4.4 (Option A)*, which was last amended on October 12, 2007.

Methods

The site was surveyed on April 29, 2014 and October 24, 2014 by an ISA-Certified Arborist. Existing trees in the vicinity of the lease site were examined to determine species and general condition. The extent of the oak woodland canopy was mapped using the tree data, site observation, and interpretation of a 2012 aerial photograph with 1-meter resolution.

Results

The site is located in a mixed oak woodland dominated by blue oak (*Quercus douglasii*) with interior live oak (*Quercus wislizeni*). The understory is relatively open and includes poison oak (*Toxicodendron diversiloba*) and various grasses and forbs including miner's lettuce (*Claytonia* sp.), wild oat (*Avena* sp.), bedstraw (*Gallium* sp.), and bur chervil (*Anthriscus caucalis*). A total of 6.73 acres of oak woodland canopy were mapped on the 12.42 acre property, resulting in a total canopy cover of 54 percent (**Figure 1**).

Impacts from Proposed Project

The Proposed Project will improve an existing dirt roadway for the access road, thereby limiting the impacts to oak woodland canopy. Since the access road will be constructed with the placement of aggregate and no grading is required, canopy over the existing road is not expected to be impacted by the Proposed Project. The utility connections will be installed utilizing boring methods to avoid trenching within the root zone of existing trees. Oak woodland habitat will be impacted primarily for construction of the equipment enclosure. In the lease area, the Proposed Project will remove approximately 14 interior live oak and blue oak trees ranging from 2-10 inches in trunk diameter. A total of 0.02 acre (<1%) of oak woodland canopy is expected to be impacted from the Proposed Project. Since over 80 percent of the existing canopy will be preserved, the project complies with General Plan Policy 7.4.4.4. Removal of these trees will have no significant effect on the quality of oak woodland habitat in and around the project site.

Tree Preservation Recommendations

There are a number of existing trees in and around the project site that will be preserved. The following recommendations are based on standard local and industry practices. The following tree protection measures should be integrated into the project construction documents.

- Install Tree Protection Fencing around all trees to remain within 50 feet of the lease area, staging and storage areas, or any other areas of grading or ground disturbance;
- Tree Protection Fencing, consisting of a minimum 4-foot tall high-visibility fence (orange plastic snow fence or similar), shall be placed around the perimeter of the tree protection zone (TPZ) (dripline radius + 1 foot). The TPZ is the minimum distance for placing protective fencing, but tree protection fencing should be placed as far outside of the TPZ as possible. Signs shall be placed along the fence at approximately 50 foot intervals. Each sign shall be a minimum of 2 feet by 2 feet and shall include the following:

TREE PROTECTION ZONE
DO NOT MOVE OR RELOCATE FENCE
UNTIL PROJECT COMPLETION WITHOUT
PERMISSION OF PROJECT ARBORIST
OR COUNTY OF EL DORADO

- If permanent site improvements (e.g. paving, fencing) encroach into the TPZ, install fence at limit of work. If temporary impacts (e.g. grading, utility installation) require encroachment into the TPZ, move fence to limit of work during active construction of item and return to edge of TPZ once work is completed;
- Whenever possible, fence multiple trees together in a single TPZ;
- For trees located around the perimeter of the work site, tree protection fencing may be placed only on the side of the tree facing the project area;
- Tree protection fencing shall not be moved without prior authorization from the Project Arborist or County of El Dorado or as detailed on approved plans;
- No parking, portable toilets, dumping or storage of any construction materials, grading, excavation, trenching, or other infringement by workers or domesticated animals is allowed in the TPZ;
- No signs, ropes, cables, or any other item shall be attached to a protected tree, unless recommended by an ISA-Certified Arborist;
- Underground utilities should be avoided in the TPZ, but if necessary shall be bored or drilled. If boring is impossible, trench by hand under the supervision of an ISA-Certified Arborist, and avoid cutting roots over 2" in diameter to the greatest extent feasible;
- Cut or fill within the dripline of existing native oaks should be avoided to the greatest extent possible. Under no circumstances should fill soil be placed against the trunk of an existing tree;
- Pruning of living limbs or roots over one inch in diameter shall be done under the supervision of an ISA-Certified Arborist. All pruning should be done in accordance with ISA standards using tree maintenance best practices. Climbing spikes should not be used on living trees. Limbs should be removed with clean cuts just outside the crown collar;
- Minimize disturbance to the native ground surface (grass, leaf, litter, or mulch) under preserved trees to the greatest extent feasible; and
- Native woody plant material (trees and shrubs to be removed) may be chipped or mulched on site and placed in a 4 to 6 inch deep layer around existing trees to remain. Do not place mulch in contact with the trunk of preserved trees.

Mitigation and Maintenance Plan

A total of 0.02 acre of mitigation will be required. This may take the form of either on-site or off-site mitigation planting or protection of existing off-site oak woodlands through a conservation easement. The project is currently planning on implementing on-site mitigation planting of oak seedlings. If a conservation bank becomes available or new mitigation

guidelines are adopted before the project is constructed, then alternate mitigation measures may be implemented.

An area of 0.03 acre has been identified as the potential planting area (**Figure 1**). This is slightly larger than the required 0.02 acre of mitigation to allow for placement of mitigation trees in the most suitable locations. Additionally, mitigation trees may be planted in openings in the oak woodland surrounding the identified planting areas, based on site-specific conditions. The *Interim Guidelines* recommend mitigation planting at a density of 200 trees (~15' on center) per acre, which would result in 4 mitigation trees being required for the Proposed Project. Mitigation trees may be 1-gallon or D-pot sapling trees and should be planted in accordance with **Figure 2**. It is recommended that the planting consist of 3 blue oaks and 1 interior live oak to reflect the trees being removed.

Ten years of maintenance and monitoring are required by the *Interim Guidelines* for sapling planting. A minimum 90 percent survival rate, in this case 4 trees, is required at the end of the monitoring period for mitigation to be considered successful. Maintenance will be most intensive in the first three years to establish the trees, as shown in **Table 2** below. Supplemental water should be provided as noted below during the dry season, which is typically May through October, but may vary depending on the rainfall in any given year. After three years no supplemental water should be required and maintenance will be minimal.

Table 2 — Mitigation Maintenance Schedule for Saplings

Year	Maintenance Activities
Planting	Plant trees between October and December, after the first significant rain event, to allow initial establishment during the winter wet season. Water as needed to ensure survival if rain is inconsistent. Clear weeds around tree planting area and place 6"-deep layer of bark mulch/ wood chips in a 4-foot diameter circle surrounding tree.
One	Water trees weekly. Replenish bark mulch in spring. Remove weeds from planting area as needed.
Two	Remove support stakes in spring. Prune out sucker growth and as needed to develop strong structure. Do not cut leader or remove small feeder twigs along trunk. Water trees twice per month. Replenish bark mulch in spring. Remove weeds from planting area as needed.
Three	Water trees monthly. Replenish bark mulch in spring. Remove weeds from planting area as needed.
Four – Ten	Discontinue supplemental water. Replenish mulch and remove weeds from planting area annually as needed. Prune lightly to improve structure as needed in Year 6.

Mitigation planting shall be monitored annually in September to assess tree condition and overall mitigation success. The condition of each tree should be evaluated and given a rating according to **Table 3** below. Only trees ranked fair or higher will be considered successful.

Table 3 — Health Rating Scale

Rating	Tree Health
Excellent	Free of any signs of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage are normal with above average growth rate.
Good	Minor evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage are normal with average growth rate.
Fair	Moderate evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage are less than normal with below average growth rate.
Poor	Widespread evidence of stress, disease, nutrient deficiency, or parasites. Size, color, and density of foliage are abnormal with very little growth. High potential for tree mortality.

The project will be considered successful if 4 trees survive at the end of the monitoring period. The annual monitoring report will evaluate the success of the mitigation efforts and provide recommendations for additional maintenance and replanting efforts needed in the following year to meet the success criteria. The annual report will be provided to the owner by November 15 of each year. At the completion of the final year of monitoring a summary report documenting completion of the mitigation requirements will be submitted to the County of El Dorado.

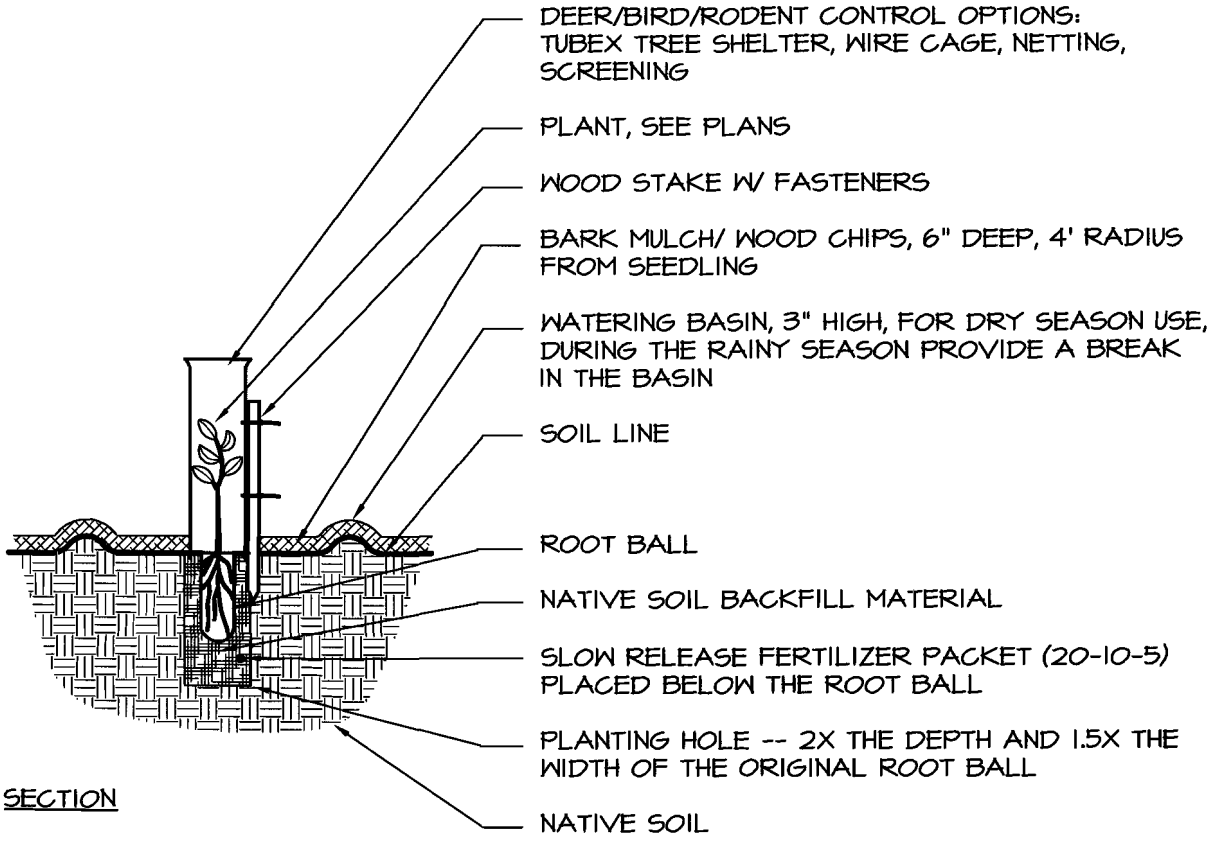
Please do not hesitate to call me at (916) 435-1202 or e-mail me at mbranstad@foothill.com if you have any questions about this report or the mitigation and maintenance plan.

Sincerely,

Meredith Branstad
ISA-Certified Arborist #WE-6727A

Enclosures:
Figure 1 — Oak Woodland Canopy and Mitigation Area Map
Figure 2 — Planting Details


Legend
Parcel Boundary (12.42 Acres)
Impact Area (0.44 Acres)
Mitigation Area (0.03 Acres)
Oak Canopy (6.73 Acres)
Preserved Oak Canopy (0.21 Acres)
Impacted Oak Canopy (0.02 Acres)
Install access road on existing dirt road.
Missouri Flat Road
Install mitigation trees in openings in this area.
Fomi Road
Bore utility lines under oak canopy.
USGS 7.5 Min. Placerville Quad
Township 10N, Range 10E, Section 24
FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE
N
0 75 150
SCALE IN FEET
Date: 11/04/2014
Drawn By: MUB, MMB
Figure 1 — Oak Woodland Canopy and Mitigation Area
VERIZON MISSOURI FLAT SITE
© 2014
Last Updated: 11/4/2014 4:43:08 PM
Document Path: O:\N_Cal\V_Projects\Verizon_Missouri_Flat\GIS\GIS_Projects\Verizon_MissouriFlat_OakWoodland Rvsd 2014 11.mxd



SECTION

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

FIGURE 2 - PLANTING DETAIL

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

Dear FCC Applicant:

Section 106 FCC submissions will not be accepted unless this cover sheet is completed and attached.

Project Name Verizon Wireless Missouri Flat Project
Project Address 4212 Missouri Flat Road, Placerville, CA

Based on the information provided on the accompanying FCC Form 620 or Form 621 the following information applies to this project:

	There are buildings or structures over 45 years of age within this project's direct/indirect area of potential effect (APE).
X	There is an archeological site located within this project's direct APE.
	A qualified archeologist has determined that the proposed project area is considered moderately to highly sensitive for archeological resources.

If the above boxes are blank, there are no historic properties within the direct or indirect project area. Therefore, pursuant to Stipulation VII.B.2 of the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission* as quoted below, **your Section 106 responsibilities are complete**:

> If the SHPO/THPO does not provide written notice to the Applicant that it agrees or disagrees with the Applicant's determination of No Historic Properties Affected within 30 days following receipt of a complete Submission Packet, it is deemed that no Historic Properties Exist within the APE or the Undertaking will have no effect on Historic Properties. The Section 106 process is then complete and the Applicant may proceed with the project, unless further processing for reasons other than Section 106 is required.

X Yes, this submission contains an eligibility determination requiring SHPO concurrence. X Yes, this submission contains tribal response.

This project will: Not X Not Adversely _____ Adversely _____ affect Historic Properties.
The qualified project archeologist acknowledges that a pedestrian survey has been completed, a record search has been conducted at the appropriate California Historic Resources Information Center (IC) and that all submitted information is true.

Archeologist's signature [signature] Date 9/2/2014

Please note, this letter pertains only to FCC projects being submitted to the California SHPO for comment.

Sincerely,

[signature], Ph.D.

Carol Roland Nawi, Ph.D
State Historic Preservation Officer

ATTACHMENT F

Archaeological Survey Report
Verizon Wireless Missouri Flat-New Build
Site Number 20130974376
4212 Missouri Flat Road
Placerville, El Dorado County, California

By

Ric Windmiller
Consulting Archaeologist
2280 Grass Valley Highway #205
Auburn, California 95603

Prepared for

Foothill Associates, Inc.
590 Menlo Park Drive #5
Rocklin, California 95765

August 2014

Ric Windmiller

CONSULTING ARCHAEOLOGIST

2280 GRASS VALLEY HIGHWAY #205
AUBURN, CALIFORNIA 95603

530/878-0979
FAX 530/878-0915

August 29, 2014

Archaeological Survey Report
Verizon Wireless Missouri Flat-New Build
Site Number 20130974376
4212 Missouri Flat Road
Placerville, El Dorado County, California

By
Ric Windmiller

Management Summary

Verizon Wireless plans a "new build" unmanned telecommunications facility. The proposed project is located at 4212 Missouri Flat Road, Placerville, El Dorado County, California. The Area of Potential Effect (APE) encompasses the area of anticipated ground disturbance, which includes the access road, hammerhead turnabout for fire access, lease area and non-exclusive Verizon Wireless utility easement.

Efforts to identify historic properties within the APE include a records search by the North Central Information Center, Native American Heritage Commission sacred lands files search, contacts with Native Americans listed by both databases, literature review and a pedestrian field inspection.

These efforts resulted in the identification of one historic period cultural resource (Missouri Flat Ditch/CA-ELD-854-H, Segment 1). The ditch segment has been partly filled in by erosion and road construction with a concomitant loss of integrity of location, materials and workmanship. Recent residential construction within the ditch segment's visual setting has also compromised its integrity of setting. The ditch segment is not eligible under Criterion A, B, C or D. The APE lies on an east-facing hill slope, which leaves only a visual setting primarily to the east and southeast. In both directions, the visual setting consists of modern development along Missouri Flat Road and Forni Road hampered by mature oaks and pines in and around the APE. Trenching to five feet plus for utilities and monopine footings is on a moderate slope away from natural water sources where it is unlikely to encounter any buried prehistoric or historic archaeological resources. The proposed undertaking is unlikely to have any effect on historic properties.

Project Description

Verizon Wireless plans a "new build" unmanned telecommunications facility. The principal construction elements include a 30x40 foot fenced equipment compound with a 12x16 foot pre-manufactured equipment shelter on a concrete slab, a diesel generator on a concrete slab, 67 foot tall stealth monopine and two GPS antennae outside of a new pre-fabricated shelter. Access is mostly over an existing dirt road, portions of which are already graveled, the remainder of which will be graveled with a

paved apron at the tie-in with Missouri Flat Road and replacement of an existing culvert along the ditch (CA-ELD-854-H). Utilities will connect with an existing utilities via a non-exclusive Verizon Wireless utility easement. (see Attachment A: Maps and Photographs).

The construction project is subject to Federal Communications Commission (FCC) regulations and permit stipulations for the installation and maintenance of wireless communication systems. As a consequence, the project must meet the requirements of the Nationwide Programmatic Agreement regarding the National Historic Preservation Act, Section 106 process for new tower construction.

Project Location/Area of Potential Effect

The project is located on the west side of Missouri Flat Road at 4212 Missouri Flat Road, Placerville, El Dorado County, California [38° 42' 22.24" latitude (NAD83) and 120° 50' 01.64" longitude (NAD83); Township 10N, Range 10E, Section 24, Placerville, Calif. USGS 7.5' topographic map].The Area of Potential Effect (APE) encompasses the area of anticipated ground disturbance, which includes the access road, hammerhead turnabout at the lease area for fire access, the lease area and non-exclusive Verizon Wireless utiltty easement within APN 327-213-08-100. The visual setting is moderate to dense oaks and pines with an understory of grasses, annuals, poison oak and other woody shrubs on an east-facing hill slope. Recent residential construction lies uphill, west of the APE while recent commercial development lies southeast at the junction of Missouri Flat and Forni roads. Other recent construction lies to the east (see Attachment A: Maps and Photographs).

Setting

The project site is situated at the 1700-1800 foot elevation of the west slope, Sierra Nevada within Storer and Usinger's Digger Pine-Chaparral Belt. Summers are hot and rainless; winters are moderate with 15-40 inches of rainfall and little fog (Storer and Usinger 1963: 27).

Prehistory/Archaeology. The local region's prehistory is not well understood. Previous finds of Pinto-like projectile points could reflect Native American use of the area dating back 4000-7000 years (Windmiller 1996:1; 1997:10 and Moratto 1984:Figure 4). The earliest semi-sedentary inhabitants were probably Hokan speakers who brought an arid land adaptation to California from regions of the western United States where deserts first appeared after the end of the last Ice Age (Moratto 1984:546-547). During the following Middle Archaic, the lower foothills were probably used as a summer resource area for peoples of the eastern portion of the Sacramento Valley. A study of Hawyer Cave located in the foothills near the American River revealed artifact types common in Middle Archaic levels of village mounds in the Sacramento Delta region to the west (Wallace and Lathrap 1952).

By 2500 B.C., a Utian population of the Penutian language stock apparently entered the lower Sacramento Valley from the Great Basin, and gradually extended their sphere of influence across the Sacramento Delta into the hills on both west and east sides of the valley. A number of dramatic cultural changes including population movements, seem to have occurred in the Upper Archaic between A.D. 500 and A.D. 1000. Miwokan peoples moved eastward from the Bay Area across the Central Valley, displacing other groups to the east and south. However, little is known of their impact on foothills groups. The lower foothills between the American and Cosumnes rivers were apparently used by both ancestral Miwok and Nisenan groups at various times. Ancestors of the Nisenan, a Maiduan people who historically inhabited the Missouri Flat area, emigrated to the region rather late in time (Windmiller *et al.* 1997:2).

Ethnography. Wilson and Towne, in their summary on Nisenan ethnography, illustrated in a small scale map the location of the village, *Wuhulak*, probably a tribelet center as it was reported to have had a dance house. The village was located a few miles west southwest of Placerville (Wilson and Towne 1978:388). Also, Littlejohn indicated that there was a large camp next to two or three springs somewhere along the Placerville Road (old Highway 50) near what is today, Mother Lode Drive (Littlejohn 1928:46). Mother Lode Drive connects with Missouri Flat Road about one-quarter mile north of the Verizon Wireless Missouri Flat APE

The Hill Nisenan constructed their villages on ridges and on flats along streams (and springs). The tribelet, a loose political organization, controlled specific districts usually bounded by major stream or river drainages. Between the Cosumnes River on the south and the south fork of the American River near Placerville, the Hill Nisenan formed a tribelet with strong ties to groups living along the lower drainages and on the ridges above the south fork.

The Nisenan were mobile hunter-gatherers who maintained a settlement pattern of many small campsites and moderate -size settlements. A few of the villages, larger than most, functioned as tribelet centers, which included a large, semi-subterranean assembly house (dance house) and substiantial residences partly excavated into the ground. A sweat lodge and acorn granaries were also found at the permanent villages. Cemeteries were often located nearby (Wilson and Towne 1978:387-388).

History. Located in the Mother Lode gold belt, the region around Missouri Flat about one-half mile north of the Verizon Wireless Missouri Flat project became one of the first settled during the initial rush of immigrants to California. El Dorado located a mile south of the APE was a camp on the Kit Carson Emigrant Trail before the gold rush. Diamond Springs, almost two miles southeast of the APE was also an early emigrant camp (Bowen and Crippen 1948:66). These camps became the centers for the region later known as the El Dorado Gold District (Clark 1970:45). Missouri Flat was a camp of some importance in the 1850s. Early placer mining was extensive. A complex of ditch systems were constructed to bring water to otherwise dry diggings. The Missouri Flat Ditch originated at the Placerville City Reservoir and extended to the west near the junction of present-day Missouri Flat Road and U.S. 50 and beyond to the El Dorado Reservoir and its end at Buckeye Flat near Shingle Springs. The Missouri Flat Ditch was originally known as the South Fork Canal Extension and also as "El Dorado Water and Deep Gravel Mining Company's Missouri Flat Ditch" (Starns 2004:190).

The Farmers Free Ditch was sometimes referred to as the Missouri Flat Ditch, as it was parallel to the latter and was known at one time as the "Missouri Flat Farmer's Free Ditch." This ditch was possibly constructed between 1870 and 1873 (Starns 2004:193).

The Missouri Flat ditch system was apparently constructed in the 1870s. In or about 1936, the Missouri Flat Ditch was connected with the Diamond Ditch (Crawford Ditch) allowing water to be supplied to Diamond Springs from either the North Fork Cosumnes River or the south fork American River. The Missouri Flat Ditch was finally abandoned sometime between 1965 and 1968 (Starns 2004:193).

Ditch water not only provided for mining in the region, but also for a growing agricultural base. While mining continued in the area, ranching and commerce gradually became the drivers of the local economy. Homesteads and small settlements were located along the old emigrant trails. By the mid-1860s, hotels were located every mile or so from Sacramento to the gold fields. With construction of the Placerville and Sacramento railroad that passed one-eighth mile south of the Verizon Wireless Missouri Flat APE, many of the hotels were abandoned or converted to farm or ranch houses. In the years following the gold rush, the area around Missouri Flat and Diamond Springs became notable for its fruit orchards (Derr 1996:4).

Results of Efforts to Identify Historic Properties

Efforts to identify historic properties at the project site included a records search by the North Central Information Center, California Historical Resources Information System; a sacred lands file search by the Native American Heritage Commission; Native American contacts; literature review and; an archaeological field survey.

Information Center Records Search Results. On May 1, 20014, the North Central Information Center reported on a records search (NCIC #ELD 14-28) for the proposed wireless telecommunications facility at 4212 Missouri Flat Road. According to the information center's letter report, a complete records search was conducted by reviewing base maps, literature and Office of Historic Preservation records for El Dorado County. The review identified one historic period cultural resource (Missouri Flat Ditch/Ditch/CA-ELD-854-H) and one previous cultural resource study (Historic Resource Associates 2009).

Information center staff concluded that the project site had a moderate potential for prehistoric period cultural resources, as well as a moderate potential for historic period cultural resources.

The 1870 General Land Office (GLO) plat shows historic period mines and ditches in the locality. The 1949 UGSG Placerville 7.5 minute quadrangle illustrates historic period buildings in the vicinity.

In addition to the official records and maps for sites and studies, the following inventories and references were reviewed by information center staff:

National Register of Historic Places
California Register of Historical Resources-Listed properties (2010)
California Inventory of Historic Resources (1976)
California State Historic Landmarks (1996 and updates)
California Points of Historic Interest (1992 and updates)
Office of Historic Preservation Directory of Properties (2012)
Determinations of Eligibility (2012)
Caltrans State and Local Bridge Surveys (2009)
Gold Districts of California
California Gold Camps
California Place Names
Historic Spots in California
Trail of the First Wagons Over the Sierra Nevada
California Archaeology
Handbook of North American Indians, Vol 8, California

Information center staff reported no listings for the subject property. However, staff recommended further archival and/or field study (see Attachment B: Records Search Results).

Native American Contacts. On August 26, 2014, the Native American Heritage Commission reported that a search of its sacred lands file failed to indicate the presence of Native American cultural resources in the immediate project vicinity. The commission provided a list of 18 contacts who may provide additional information. Each contact was apprized via US mail of the proposed undertaking, which was followed up with attempts to reach each contact by telephone or e-mail. There were no specifically-identified sites of Native American importance resulting from the Native American contacts (see Attachment C: Native American Coordination).

Field Survey. On August 18, 2014, Ric Windmiller, M.A., RPA conducted a pedestrian field survey of the project APE. Windmiller has more than 40 years experience directing archaeological field surveys and excavations. He meets the Secretary of the Interior's professional qualifications standards in prehistoric and historical archaeology. The lease area and utilities corridor are located on a moderate, east-facing hill slope with dense dry grasses, some poison oak sheltered by mature oaks and pines. Surface scrapes were made at random across this portion of the APE to examine the ground surface for soil changes and other indicators of cultural deposits. The entire APE was walked along zig-zagging transects approximately five meters apart. The east portion of the APE, an area of dirt and graveled roadways is on a shallow slope or flat. A portion of this eastern area has been graded. Ground visibility was unimpaired in this latter area.

Findings

CA-ELD-854-H (Missouri Flat Ditch-Segment 1). One cultural resource 50 years old or older was identified within the APE: the previously recorded Missouri Flat Ditch, Segment 1 (CA-ELD-854-H). This approximately 700 foot long ditch segment is covered at its northwest end by the existing graveled access road. At this location, the access road divides into two forks. The west fork continues uphill to a modern residence while the south fork continues as a dirt road to the Verizon Wireless proposed lease area. The south fork parallels the ditch segment from its intersection with the graveled road past the proposed lease area to the property boundary on the southeast. The ditch segment contains a modern corrugated metal culvert at the location where the access road will be diverted across the ditch to the hammerhead turnabout and proposed lease area. The ditch segment appears in much the same condition as described in the 2009 DPR 523 series records prepared by Historic Resource Associates' architectural historian, Dana Supernowicz (see Attachment D: Confidential Location of Archaeological Resources and Attachment E: Confidential Record Forms).

Evaluation

CA-ELD-854-H (Missouri Flat Ditch Segment 1). In 2000, JRP Historical Consulting Services and the California Department of Transportation jointly developed a historic context and evaluation procedures for water conveyance systems in California. In that study, the authors indicated that an evaluation for National Register eligibility may apply to an entire water conveyance system or only to a portion of that system within an APE (JRP and Caltrans 2000:92). For purposes of the present analysis only the present ditch segment is evaluated.

In his previous evaluation of the ditch segment, architectural historian Dana Supernowicz, Historic Resource Associates noted that the segment represented not the Missiouri Flat Ditch, but the Crawford Ditch (later known as the Diamond Ridge Ditch) or another sub-branch of the ditch that took water from the Cosumnes River for mining purposes. Supernowicz also noted that the physical integrity of the ditch was poor with numerous breaches. No engineering features existed within the earthen ditch segment (Historic Resource Associates 2009:9ff).

For eligibility under Criterion A, the ditch segment must be associated with a specific important event or important pattern of events. Starns' exhaustive work on historic water conveyance systems in El Dorado County indicated that the El Dorado Irrigation District (EID) continued to use the Crawford Ditch today (2004), although in 1986 EID decided to abandon the Missouri Flat Ditch (Starns 2004:190). Yet the segment of ditch identified as CA-ELD-854-H has obviously been abandoned for years. Lacking clear construction date(s) for the ditch segment and clear historical association if we compare the Starns maps (Starns 2004:191) with that of the record forms by Historic Resource Associates (Appendix D: Confidential Record Forms), it is difficult to link the ditch segment with even an important pattern of

events. Mere broad historic association with water conveyance is not enough for eligibility under Criterion A. The specific association with the ditch must also be considered important. As this particular segment of the ditch has no other specific associations (with an important local farm or farms, local mine or mines or other development), the ditch segment is not eligible under Criterion A.

Under Criterion B, the ditch segment would need to be associated with an important individual or individuals. The individual(s) would need to be historically important, we would need to know the length and nature of the association and we would need to identify other properties associated with the individual. We do know from Starns' exhaustive research that Leverett Bradley, a civil engineer, took out a mortgage in 1855 for debts relating to his ditch built several years earlier that provided water to Diamond Springs and Missouri Flat. Bradley, Berdan & Company had set out to bring water from the Cosumnes to Missouri Flat. The ditch was variously known as Upper Bradley Ditch, Old Eureka Ditch, old Newtown Ditch, Davenport's Ditch, Crawford's Ditch and Dry Gulch Mine Ditch. The Lower Bradley Ditch was also known as the Crawford Ditch, as well as other names. In 1854, Bradley's interests shifted to editing a newspaper; Bradley, Berdan & Company was forced into bankruptcy in 1857.The ditch system has a complex history with many gaps. Bradley was only one of a succession of owners of the ditch and subsequent construction and maintenance (Starns 2004:210-212). As we cannot connect a specific person to the engineering, construction or changes to the specific segment of ditch located within the APE, the ditch segment is not eligible under Criterion B.

Under Criterion C, the ditch would need to embody the distinctive characteristics of a type, period or method of construction. However, the ditch segment in question is a simple earthen ditch with no distinctive engineering features. Earthen ditches are not a distinction of any one period in the history of water conveyance. It's integrity of location, workmanship, materials and setting have compromised any historical importance the ditch may have had. The ditch segment is not eligible under Criterion C.

The ditch segment must have or had the potential to yield information important in history to for eligibility under Criterion D. The information must be considered important. Lacking any engineering features or other elements that are or have been the principal source of important information, the ditch segment is not eligible under Criterion D.

Assessment of Effect

Because no historic properties were identified within the APE and it is unlikely that any buried archaeological resources exist within the APE, it is the consultant's opinion that the proposed telecommunications project will have no effect on historic properties.

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Windmiller, R., D. S. Napoli and J. Russell
1997 *Cultural Resources Inventory, Sundance Plaza, El Dorado County, California.* Ric Windmiller, Consulting Archaeologist. Submitted to EDAW, Inc. Copies available from the North Central Information Center, California State University, Sacramento.

Attachment A: Maps and Photographs

Figure 1. Looking southeast from lease area vicinity towards Missouri Flat-Forni Road intersection and modern development.

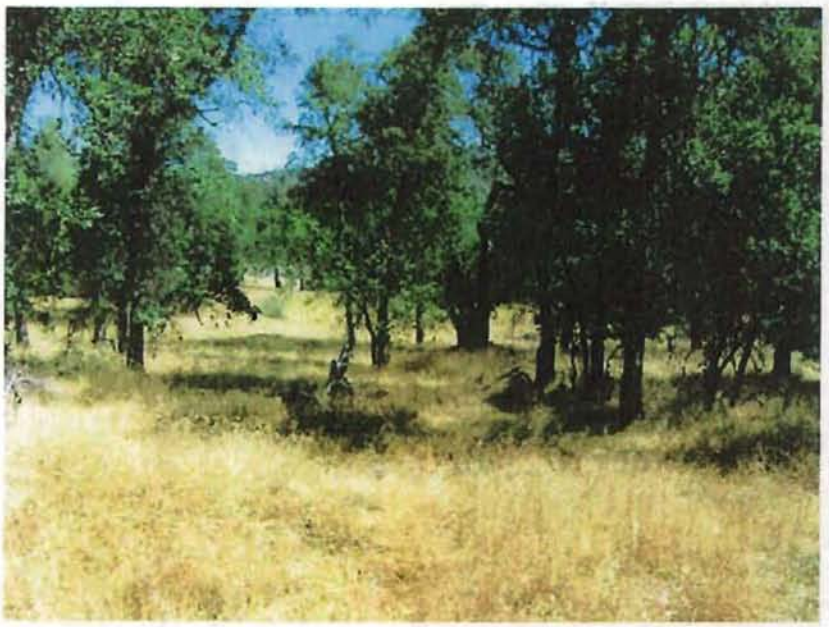


Figure 2. Looking northeast across lease area towards Missouri Flat Road.

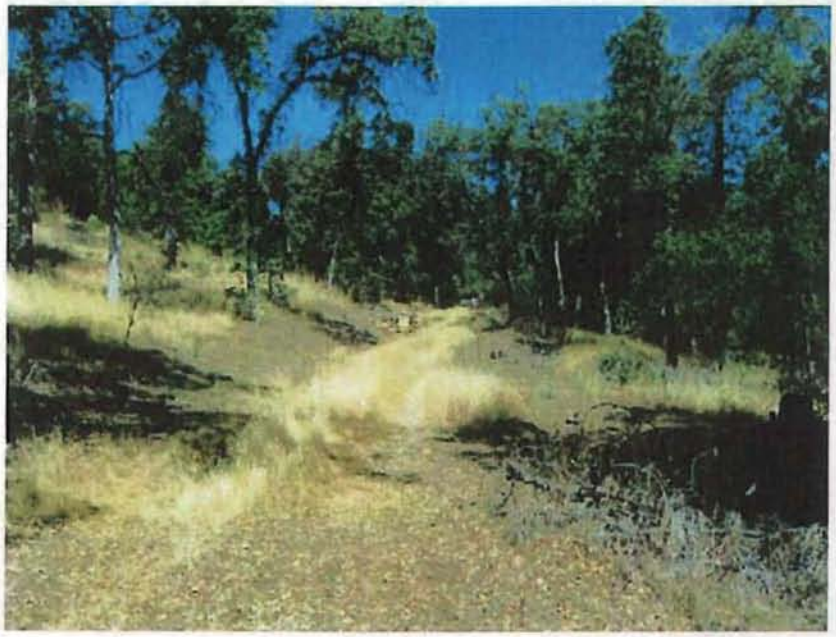


Figure 3. Looking northwest across southwest edge of lease area along dirt access road.

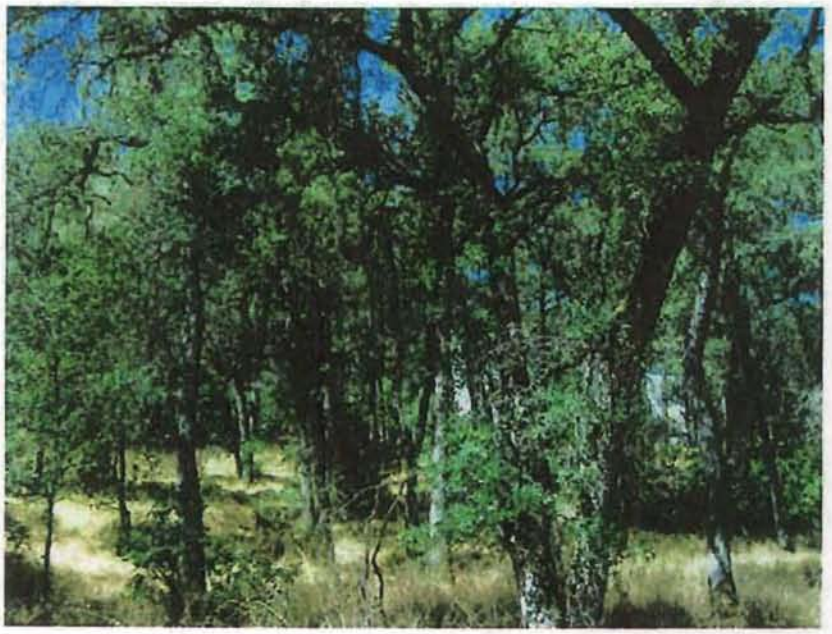
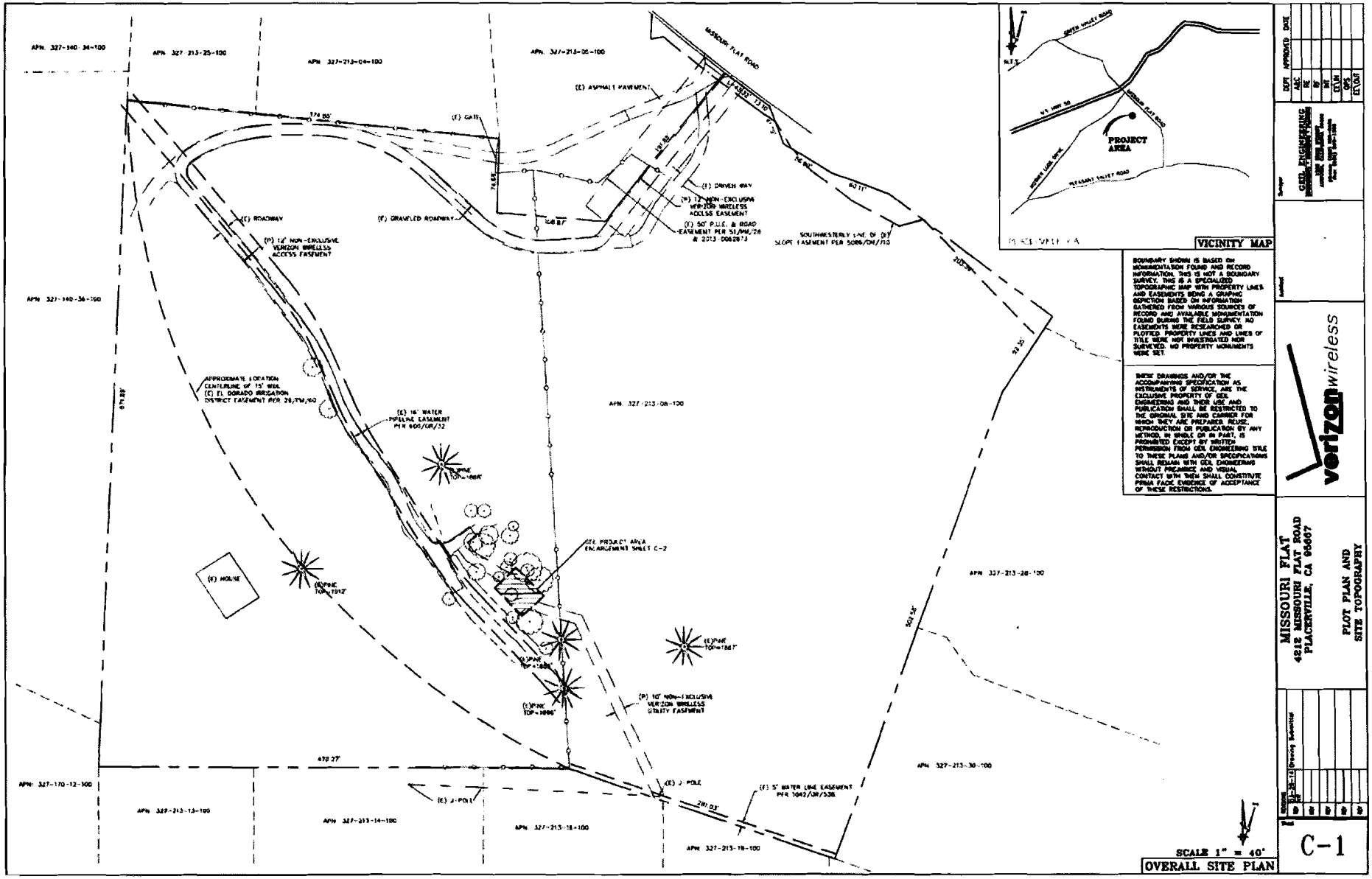
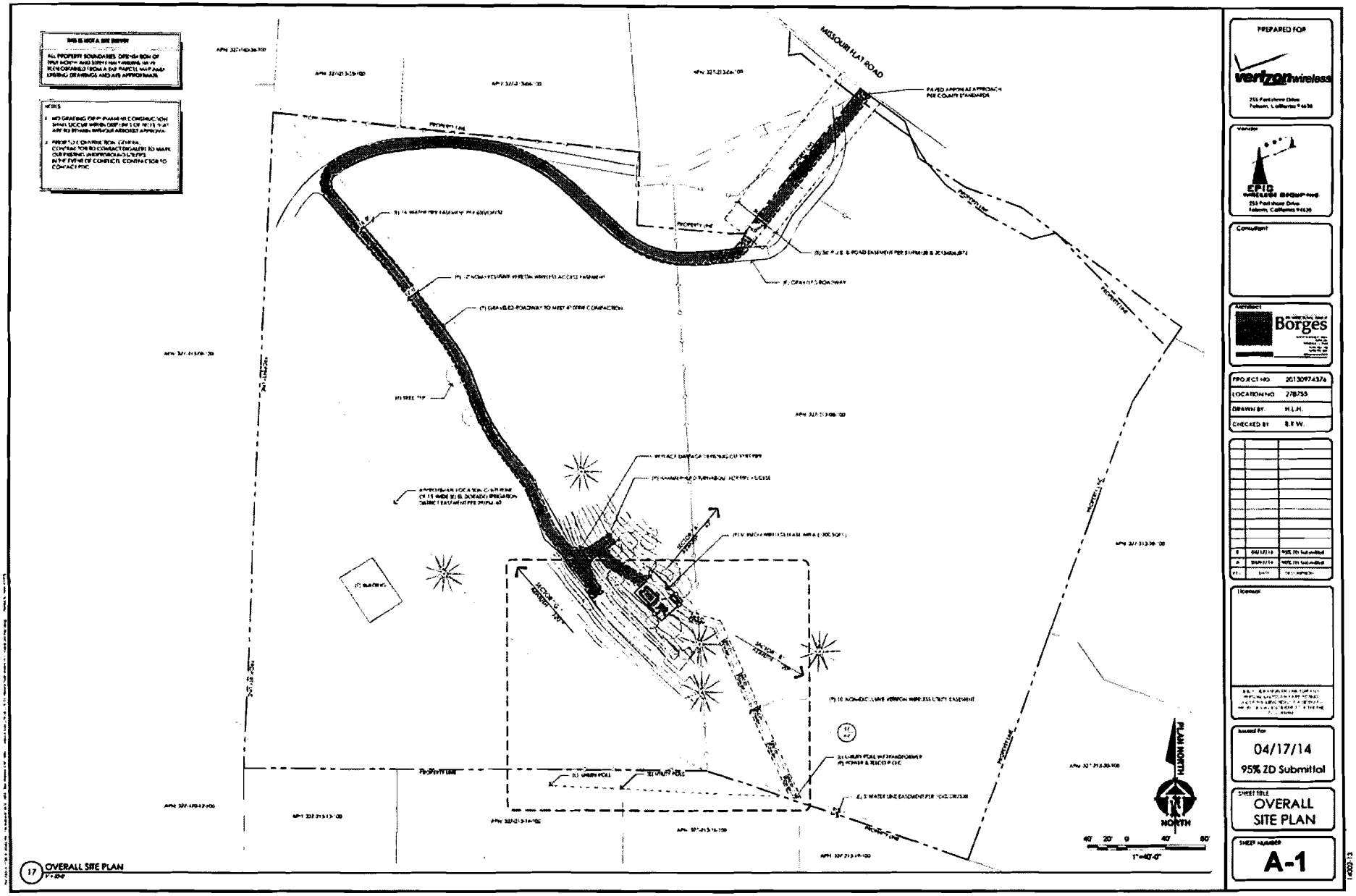


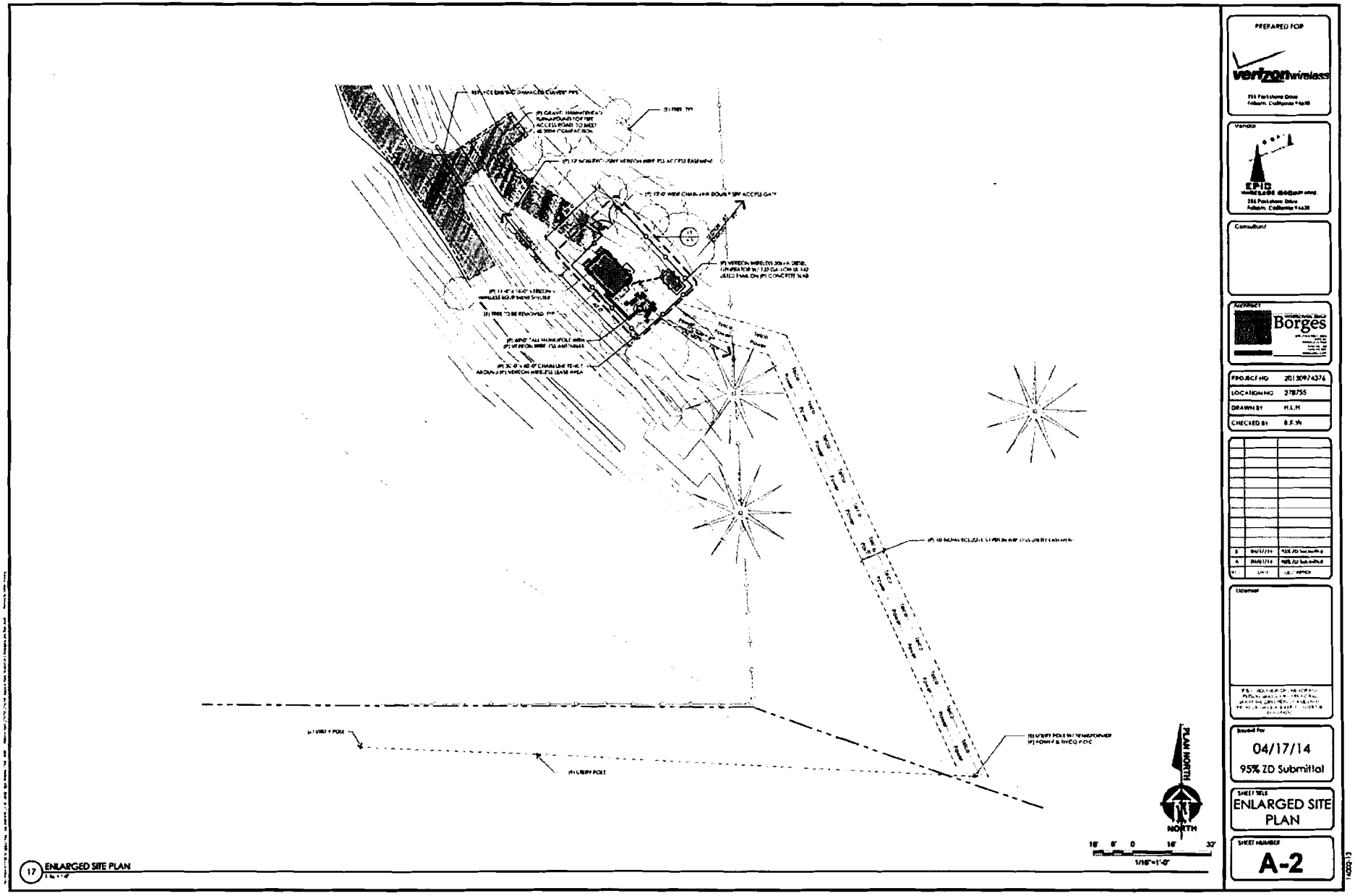
Figure 4. Looking southwest from lease area uphill towards modern residence.



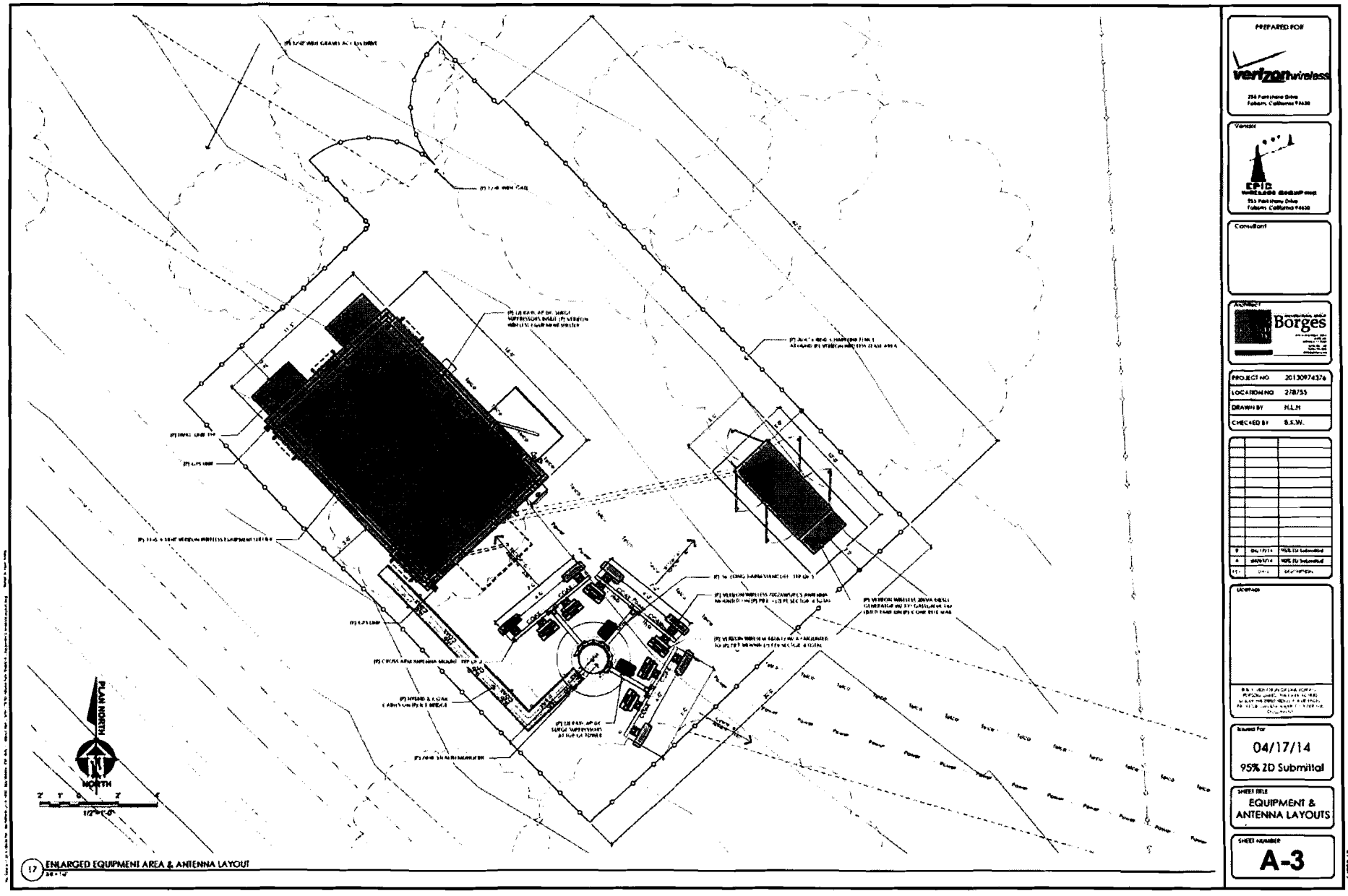
Map 1. Vicinity and location maps.



Map 2. APE map illustrating access roads, lease area and utilities run.



Map 3. Enlargement of utilities corridor



Map 4. Enlargement of lease area.

Attachment B: Records Search Results

California Historical Resources Information System

NORTH CENTRAL INFORMATION CENTER

AMADOR
EL DORADO
NEVADA
PLACER
SACRAMENTO
YUBA

California State University, Sacramento
6000 J Street, Folsom Hall, Suite 2042
Sacramento, California 95819-6100
phone: (916) 278-6217
fax: (916) 278-5162
email: ncic@csus.edu

5/1/2014

NCIC File No.: ELD-14-28

Aurora Decker
Epic Wireless Group Inc.
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746

Records Search Results for
4212 Missouri Flat Road Communications Facility

Aurora:

Per your request received by our office on 4/21/2014, a complete records search was conducted by reviewing base maps, literature, and Office of Historic Preservation records for El Dorado County on file at this office. Review of this information indicates that the current search area contains no recorded prehistoric-period cultural resources and one (1) historic-period cultural resource listed within the California Historical Resources Information System. Additionally, one (1) cultural resources study report on file at this office covers a portion the current search area.

In this part of El Dorado County, prehistoric-period habitation sites are primarily found adjacent to streams or on ridges or knolls, especially those with southern exposure (Moratto 1984:290). This region is known as the ethnographic-period territory of the Nisenan, also called the Southern Maidu. The Nisenan had permanent settlements along major rivers in the Sacramento Valley and foothills, and would travel into higher elevations to hunt or gather seasonal plant resources (Wilson and Towne 1978:387-389). The current search area is situated in the Sierra Nevada foothills about two miles southwest of Placerville and one half mile southwest of Weber Creek. Given the extent of known cultural resources and the environmental setting, there is moderate potential for locating prehistoric-period cultural resources in the proposed project area.

The 1870 GLO plat map for T10N, R10E shows evidence of historic-period mines and ditches in the vicinity of the current search area. The 1949 USGS Placerville 7.5' topographical map shows evidence of historic-period buildings in the vicinity of the current search area. Given the extent of known cultural resources and the patterns of local historic-period land use, there is moderate potential for identifying historic-period cultural resources in the proposed project area.

LITERATURE REFERENCED DURING SEARCH:
In addition to the official records and maps for sites and studies in El Dorado County, the following inventories and references were also reviewed: National Register of Historic Places and California Register of Historic Resources - Listed properties (*2010*); California Inventory of Historic Resources (*1976*); California State Historical Landmarks (*1996* and updates); California Points of Historical Interest (*1992* and updates); Office of Historic Preservation Directory of Properties Inventory (*2012*);

Determinations of Eligibility (*2012*); Caltrans State and Local Bridge Surveys (*2009*); Gold Districts of California (Clark *1970*); California Gold Camps (Gudde *1975*); California Place Names (Gudde *1969*); Historic Spots in California (Hoover et al. *1966* [1990]); Trail of the First Wagons Over the Sierra Nevada (Graydon *1986*); California Archaeology (Moratto *1984*); and the Smithsonian Institution's Handbook of North American Indians, Volume 8, California (Levy *1978*:398-402).

CULTURAL RESOURCES STUDY REPORTS CONSULTED:
The following study reports on file at NCIC detail results of prior investigations within/adjacent to the proposed project area: 10072.

RECOMMENDATIONS:

1) There is moderate potential for identifying prehistoric-period cultural resources and moderate potential for identifying historic-period cultural resources in the proposed project area. Further archival and/or field study by a cultural resources professional is recommended. A list of some qualified local consultants can be reviewed at the following web address: [http://chrisinfo.org].

2) Review for possible historic-period cultural resources has included only those sources listed in the referenced literature and should not be considered comprehensive. The Office of Historic Preservation has determined that buildings, structures, and objects 45 years or older may be of historical value. If the area of potential effect contains such properties not noted in our research, they should be assessed by an architectural historian before commencement of project activities.

3) If cultural resources are encountered **during the project**, avoid altering the materials and their context until a cultural resources professional has evaluated the project area. Project personnel should not collect cultural resources.

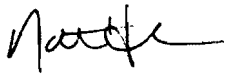
Prehistoric-period resources include chert or obsidian flakes, projectile points, and other flaked-stone artifacts; mortars, grinding slicks, pestles, and other groundstone tools; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials.

Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; mine shafts, tailings, or ditches/flumes; and refuse deposits or bottle dumps, often located in old wells or privies.

4) Identified cultural resources should be recorded on DPR 523 (A-J) historic resource recordation forms, available at the following web address: [http://ohp.parks.ca.gov/?page_id=1069].

Thank you for using our services. Please contact our office at (916) 278-6217 if you have any questions about this record search. A billing statement and invoice is enclosed.

Sincerely,



Nathan Hallam
North Central Information Center

Attachment C: Native American Coordination

STATE OF CALIFORNIA Edmund G. Brown, Jr., Governor

NATIVE AMERICAN HERITAGE COMMISSION
1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471

August 26, 2014

Ric Windmiller
2280 Grass Valley Highway #205
Auburn, CA 95603

Sent by Fax: (530) 878-0915
Number of Pages: 3

Re: Verizon Wireless 4212 Missouri Flat Road., El Dorado County.

Dear Mr. Windmiller,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

Katy Sanchez

Katy Sanchez
Associate Government Program Analyst

Native American Contact List
El Dorado County
August 26, 2014

Shingle Springs Band of Miwok Indians
Hermo Olanio, Vice Chairperson
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
holanio@ssband.org
(530) 676-8010 Office
(530) 676-8033 Fax

Ione Band of Miwok Indians
Pamela Baumgartner, Tribal Administrator
P.O. Box 699 Miwok
Plymouth , CA 95669
pam@ionemiwok.org
(209) 245-5800 Office
(209) 245-3112 Fax

United Auburn Indian Community of the Auburn Rancheria
Gene Whitehouse, Chairperson
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
(530) 883-2390 Office
(530) 883-2380 Fax

Ione Band of Miwok Indians
Tina Reynolds, Executive Secretary
P.O. Box 699 Miwok
Plymouth , CA 95669
tina@ionemiwok.org
(209) 245-5800 Office
(209) 245-3112 Fax

Ione Band of Miwok Indians
Yvonne Miller, Chairperson
P.O. Box 699 Miwok
Plymouth , CA 95669
administrator@ionemiwok.
(209) 245-5800 Office
(209) 245-3112 Fax

Shingle Springs Band of Miwok Indians
Nicholas Fonseca, Chairperson
P.O. Box 1340 Miwok
Shingle Springs , CA 95682 Maidu
nfonseca@ssband.org
(530) 676-8010 Office
(530) 676-8033 Fax

Randy Yonemura
4305 - 39th Avenue Miwok
Sacramento , CA 95824
honortraditions@mail.com
(916) 421-1600
(916) 601-4069 Cell

Nashville-El Dorado Miwok
Cosme Valdez, Interim Chief Executive Officer
P.O. Box 580986 Miwok
Elk Grove , CA 95758
valdezcom@comcast.net
(916) 429-8047 Voice/Fax

T' si-Akim Maidu
Eileen Moon, Vice Chairperson
P.O. Box 1246 Maidu
Grass Valley , CA 95945
(530) 274-7497

Ione Band of Miwok Indians Cultural Committee
Anthony Burris, Chairperson
P.O. Box 699 Miwok
Plymouth , CA 95669
(209) 245-5800 Office
(209) 245-3112 Fax

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.
This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Verizon Wireless 4212 Missouri Flat Road, El Dorado County.

Native American Contact List
El Dorado County
August 26, 2014

T' si-Akim Maidu
Grayson Coney, Cultural Director
P.O. Box 1316 Maidu
Colfax , CA 95713
akimmaidu@att.net
(530) 383-7234

Colfax-Todds Valley Consolidated Tribe
Pamela Cubbler
P.O. Box 734 Miwok
Foresthill , Ca 95631 Maidu
(530) 320-3943
(530) 367-2093 home

United Auburn Indian Community of the Auburn Rancheria
Marcos Guerrero, Tribal Preservation Committee
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
mguerrero@auburnrancheria.com
(530) 883-2364 Office
(530) 883-2320 Fax

United Auburn Indian Community of the Auburn Rancheria
Jason Camp, THPO
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
jcamp@auburnrancheria.com
(916) 316-3772 Cell
(530) 883-2390

(530) 888-5476 - Fax

April Wallace Moore
19630 Placer Hills Road Nisenan - So Maidu
Colfax , CA 95713 Konkow
(530) 637-4279 Washoe

T' si-Akim Maidu
Don Ryberg, Chairperson
P.O. Box 1246 Maidu
Grass Valley , CA 95945
(530) 274-7497

Shingle Springs Band of Miwok Indians
Daniel Fonseca, Cultural Resource Director
P.O. Box 1340 Miwok
Shingle Springs, CA 95682 Maidu
(530) 676-8010 Office
(530) 676-8033 Fax

Colfax-Todds Valley Consolidated Tribe
Judith Marks
1068 Silverton Circle Miwok
Lincoln , Ca 95648 Maidu
(916) 580-4078

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.
This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Verizon Wireless 4212 Missouri Flat Road, El Dorado County.

Native American Contacts

Name of Agency/Individual	Dates of Contact	Comments
UAIC-AR Gene Whitehouse	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
UAIC-AR Marcos Guerrero	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
April Wallace Moore	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; Ms. Moore responded to phone call with the comment to be cautious during ground disturbing activities.
Shingle Springs Band Nicholas Fonseca	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Colfax-Todds Valley Consolidated Tribe Judith Marks	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Shingle Springs Band Daniel Fonseca	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Tsi-Akim Maidu Eileen Moon	8-17-2014 by US Mail from old list 8-29-2014 by phone	Letter was returned as unable to deliver; left voice mail message, but no response to date.
Tsi-Akim Maidu Grayson Coney	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
UAIC-AR Jason Camp	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Tsi-Akim Maidu Don Ryberg	8-17-2014 by US Mail from old list 8-29-2014 by phone	Letter was returned as unable to deliver; left voice mail message, but no response to date.
Todds Valley Consolidated Tribe Pamel Cubbler	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Shingle Springs Band Hermo Olanio	8-17-2014 by US Mail from old list 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Nashville-El Dorado Miwok Cosme Valdez	8-29-2014 by email 8-29-2014 by phone	The letter was re-directed to the tribe's elders. Mr. Valdez hasn't heard back yet from elders; he will follow up at a later date.
Ione Band of Miwok Indians Yvonne Miller	8-29-2014 by US Mail 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Randy Yonemura	8-29-2014 by US Mail 8-29-2014 by phone	No response to letter; left voice mail message, but no response to date.
Ione Band of Miwok Indians Pamela Baumgartner	8-29-2014 by US Mail 8-29-2014 by phone	Ms. Baumgartner no longer tribal administrator. Phone call and all other correspondence forwarded to Sharol McDade. No response to date.

Name of Agency/Individual	Dates of Contact	Comments
Ione Band of Miwok Indians Tina Reynolds	8-29-2014 by US Mail 8-292014 by Phone	No response to letter; left voice mail message, but no response to date.
Ione Band of Miwok Indians Anthony Burris	8-29-2014 by US Mail 8-29-2014 by phone	Responded via email on 9-2-2014 with only a directive to communicate via email.

Ric Windmiller
CONSULTING ARCHAEOLOGIST

2280 GRASS VALLEY HIGHWAY #205
AUBURN, CALIFORNIA 95603

530/878-0979
FAX 530/878-0915

SAMPLE LETTER

August 17, 2014

Mr. Hermo Olanio
Vice Chairperson
Shingle Springs Band of Miwok Indians
P.O. Box 1340
Shingle Springs, CA 95682

Re: Verizon Wireless 4212 Missouri Flat Road Project

Dear Mr. Olanio:

The applicant is seeking federal permit(s) to construct a wireless telecommunications facility. The project will consist of ground mounted equipment located within a small lease area accessed by modifications to an existing private road and a short utilities corridor. The project site is located on the west side of Missouri Flat Road approximately 600 feet northwest of the Missouri Flat Road-Forni Road intersection in El Dorado County, California (see attached map).

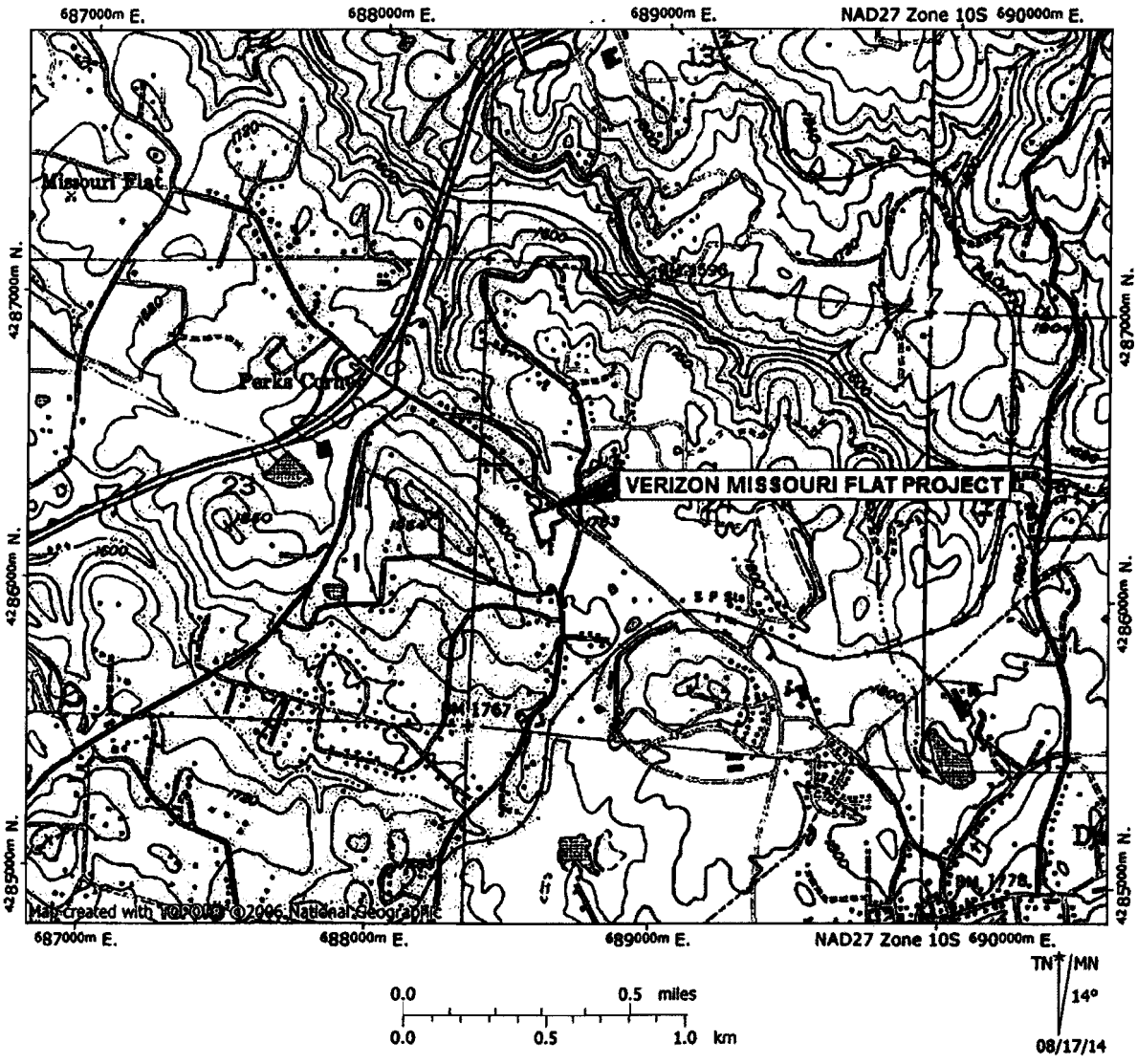
We are conducting research on cultural resources. The Native American Heritage Commission listed your name as one who may have knowledge of Native American cultural resources in the project area. If you have any information regarding known or suspected sacred, ceremonial or other sites of Native American importance that may be impacted by the proposed project, please feel free to contact Cathryn Chatterton at the above address. You may also respond by telephone (530-878-0979), fax (530-878-0915) or email: windmiller-consult@sbcglobal.net. We would appreciate a response at your earliest convenience, if you wish to comment at this time.

Yours sincerely,

Ric Windmiller
Registered Professional Archaeologist

Enclosure

MAP ENCLOSED WITH LETTER



Attachment D: Confidential Location of Archaeological Resources

Attachment E: Confidential Record Forms

December 9, 2014

Mark Lobaugh
Leasing/Zoning Manager
Epic Wireless Group, Inc.
8700 Auburn Folsom Road, Suite 400
Granite Bay, CA 95746

RE: Biological Assessment for the Missouri Flat Verizon Site, El Dorado County, California

Dear Mark:

The purpose of this letter is to assess the potential for special-status species to occur on or around the project site and to provide recommendations for avoidance and minimization measures. Impacts to protected trees have been addressed in a separate letter dated November 5, 2014. The project site is located at 4212 Missouri Flat Road in Placerville, California at an elevation of approximately 1810 feet above mean sea level (MSL). The Proposed Project will construct cellular facilities, including a monopine, equipment building, and generator, within a 30' x 40' lease area. An existing dirt and gravel road will be improved by the placement of aggregate base to serve as a 12-foot all-weather access road. No grading will be done on the access road. Utility lines to the lease area will be installed from existing utility poles to the south.

Methods

I visited the site on April 29, 2014 and October 24, 2014. The project site is dominated by blue oak woodland with an understory of non-native annual grasses and forbs. Plants observed in or around the footprint of the new cellular facility include blue oak (*Quercus douglasii*), interior live oak (*Quercus wislizeni*), and gray pine (*Pinus sabiniana*). The understory is relatively open and includes poison oak (*Toxicodendron diversiloba*) and various grasses and forbs including miner's lettuce (*Claytonia perfoliata*), wild oat (*Avena* sp.), bedstraw (*Gallium* sp.), and bur chervil (*Anthriscus caucalis*). No special-status species were observed during the site visits.

Results

A query of the California Natural Diversity Database (CNDDB) shows records of 15 special-status species known to occur within five miles of the project site (**Figure 1**). In addition, online databases of the California Native Plant Society (CNPS), the Department of Fish and Wildlife (CDFW), and U.S. Fish and Wildlife Service (USFWS) identified an additional 9 special-status species with the potential to be found in the *Placerville* quadrangle (**Attachment A**). According to the Natural Resource Conservation Services (NRCS) *El Dorado Area, California* Soil Survey, there are three soils found in the project area: Auburn Very Rocky Silt Loam, Boomer Gravelly Loam, and Boomer Very Rocky Loam. None of these soil types has hydric inclusions or are considered serpentine or gabbro soils.

Of the 23 special-status species known to occur in the area, there is potentially suitable habitat for five species on the project site. None of these species are listed on either State or federal endangered or threatened species lists.

Special-Status Plants

Four special-status plants may be found in oak woodlands and the project site provides marginal habitat. All four species are included on the CNPS lists of rare plants, but have no State or federal status. Brandegee's clarkia (*Clarkia biloba* ssp. *brandegeeae*) is an annual herb that often grows in road cuts and other disturbed or open areas in foothill woodlands and blooms from May to July. Oval-leafed viburnum (*Viburnum ellipticum*) is a perennial shrub that is generally found on north-facing slopes and blooms from May to June. Parry's horkelia (*Horkelia parryi*) is a perennial herb that blooms from April to September and is almost always found on Ione formation soils. Streambank stream beauty (*Claytonia parviflora* ssp. *grandiflora*) is an annual herb that blooms from February to May and is typically found in rocky, moist sites (CNPS 2014). None of these species was observed during the spring site visits. While the site visit occurred prior to the blooming period for Brandegee's clarkia and thus it could not be conclusively identified, this species generally prefers open areas and the utility enclosure area that will be permanently impacted by the project is heavily shaded with a relatively complete canopy. Although the site visit occurred outside of the blooming period for oval-leafed viburnum, no viburnum shrubs were observed on the project site.

Special-Status Animals

There is low potential for silver-haired bat (*Lasionycteris noctivagans*) to roost on the project site. Silver-haired bats are on the CDFW watchlist, but have no State or federal status. Silver-haired bats roost in hollow trees, snags, crevices, and under bark. They typically forage for moths and other soft-bodies insects over forest streams and ponds and open brushy areas (CWHR 2005). No evidence of silver-haired bats or roost sites was observed on the project site and the site does not provide suitable foraging habitat.

In addition to the species described above, almost all species of birds are protected while actively nesting under the federal Migratory Bird Treaty Act (MBTA). No nests were observed in or around the project site during the site visits.

Conclusion

Due to its small footprint and the marginal habitat found on the project site, the project is not anticipated to have a significant impact on any special-status species. No special-status species were observed on the site, although there is marginal habitat for five species to be found on the site and the site survey was conducted outside of the blooming period of Brandegee's clarkia. If construction or clearing begins during the nesting season (February 1 to September 1), a pre-construction survey for active nests on and around the project site is recommended. If any active nests are found, a buffer should be established as recommended by the project biologist to avoid impacts to the nest. The nest should be monitored until the young have fledged. The results of the pre-construction surveys should be submitted to the County. If any non-listed special-status species are found in or adjacent to the project site, work should be stopped in the immediate area and the project biologist should be consulted for avoidance measures. If a listed-species is found in or adjacent to the project site, the appropriate regulatory agencies should be consulted for avoidance and mitigation measures.

Please do not hesitate to call me at (916) 435-1202 or e-mail me at mbranstad@foothill.com if you have any questions about this report.

Sincerely,

Meredith Branstad
Biologist

Enclosures:
Figure 1 — CNDDB
Attachment A — Placerville Quadrangle Species Lists

References:

Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, editors. 2012. *The Jepson Manual: Vascular Plants of California*, second edition. University of California, Berkeley. Available online at http://ucjeps.berkeley.edu/IJM.html. [Accessed 12/8/2014]

California Native Plant Society (CNPS). 2014. Inventory of Rare and Endangered Plants (online edition, V8-02). Sacramento, CA. Available online at: www.rareplants.cnps.org. [Accessed 12/8/2014].

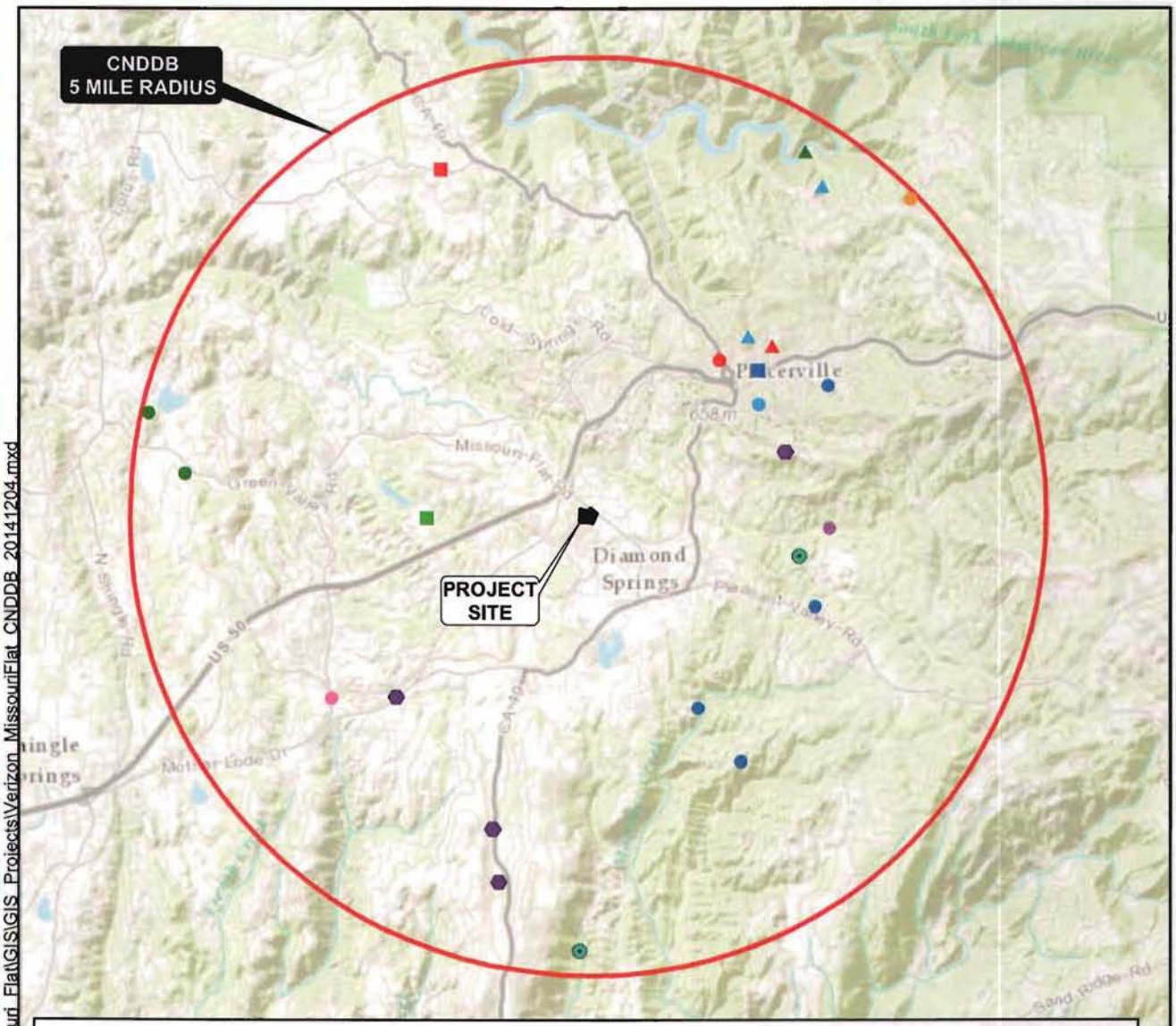
California Wildlife Habitat Relationship System (CWHR). Date varies. Life History Accounts. Available online at: www.dfg.ca.gov/biogeodata/cwhr/cawildlife.aspx

California Department of Fish and Wildlife (CDFW). 2014. California Natural Diversity Data Base (CNDDB: *Placerville* quadrangles), Sacramento, CA. [Accessed 12/8/2014].

Nature Serve. 2014. *Nature Serve Explorer: An Online Encyclopedia of Life* [Web Application]. Version 7.1. Last updated March 2014. NatureServe, Arlington, Virginia. Available online at: http://www.natureserve.org/explorer . [Accessed 12/8/2014].

U.S. Department of Agriculture (USDA), Natural Resource Conservation Service (NRCS). 1974. *Soil Survey of El Dorado Area, California*. USDA, NRCS, in cooperation with Regents of the University of California (Agricultural Experiment Station).

U.S. Fish and Wildlife Service (USFWS). 2014. *Federal Endangered and Threatened Species that may Occur in or may be affected by Projects on the Placerville 7.5-minute Quadrangle*. Sacramento, CA. [Accessed 12/8/2014].



CNDDB Occurrences

Brandegee's clarkia	Parry's horkelia	great egret
Jepson's onion	Red Hills soaproot	tricolored blackbird
Layne's ragwort	Cosumnes spring stonefly	fisher - West Coast DPS
Nissenan manzanita	western pond turtle	silver-haired bat
oval-leaved viburnum	bank swallow	Yuma myotis

SOURCE: Department of Fish and Wildlife, CA Natural Diversity Database (CNDDB), 12/04/2014. CNDDB points are centroids of polygon occurrences. These points do not represent actual point locations of occurrence.

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

Document Path: O:\N_Cal\V_Projects\Verizon_Missouri_Flat\GIS\GIS_Projects\Verizon_MissouriFlat_CNDDB_20141204.mxd

CNDDB

FOOTHILL ASSOCIATES
ENVIRONMENTAL CONSULTING • PLANNING • LANDSCAPE ARCHITECTURE

N

0 1 2
SCALE IN MILES

Drawn By: MUB
Date: 12/04/2014

FIGURE 1

VERIZON MISSOURI FLAT

Document Name: Verizon_MissouriFlat_CNDDB_20141204 : 12/4/2014 5:17:28 PM

CNPS California Native Plant Society Rare and Endangered Plant Inventory

Plant List

6 matches found. *Click on scientific name for details*

Search Criteria

Found in Quad 38120F7

Scientific Name	Common Name	Family	Lifeform	Rare Plant Rank	State Rank	Global Rank
Clarkia biloba ssp. brandegeeae	Brandegee's clarkia	Onagraceae	annual herb	4.2	S4	G4G5T4
Packera layneae	Layne's ragwort	Asteraceae	perennial herb	1B.2	S2	G2
Arctostaphylos nissenana	Nissenan manzanita	Ericaceae	perennial evergreen shrub	1B.2	S1	G1
Viburnum ellipticum	oval-leaved viburnum	Adoxaceae	perennial deciduous shrub	2B.3	S3	G5
Horkelia parryi	Parry's horkelia	Rosaceae	perennial herb	1B.2	S2	G2
Claytonia parviflora ssp. grandiflora	streambank spring beauty	Montiaceae	annual herb	4.2	S3	G5T3

Suggested Citation

CNPS, Rare Plant Program. 2014. Inventory of Rare and Endangered Plants (online edition, v8-02). California Native Plant Society, Sacramento, CA. Website http://www.rareplants.cnps.org [accessed 08 December 2014].

Search the Inventory
Simple Search
Advanced Search
Glossary

Information
About the Inventory
About the Rare Plant Program
CNPS Home Page
About CNPS
Join CNPS

Contributors
The Calflora Database
The California Lichen Society

Selected Elements by Common Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad is (Placerville (3812067))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
bank swallow *Riparia riparia*	ABPAU08010	None	Threatened	G5	S2S3	
Brandegee's clarkia *Clarkia biloba ssp. brandegeeae*	PDONA05053	None	None	G4G5T4	S4	4.2
Central Valley Drainage Hardhead/Squawfish Stream *Central Valley Drainage Hardhead/Squawfish Stream*	CARA2443CA	None	None	GNR	SNR	
Cosumnes stripetail *Cosumnoperla hypocrena*	IIPLE23020	None	None	G2	S2	
fisher - West Coast DPS *Pekania pennanti*	AMAJF01021	Proposed Threatened	Candidate Threatened	G5T2T3Q	S2S3	SSC
great egret *Ardea alba*	ABNGA04040	None	None	G5	S4	
Layne's ragwort *Packera layneae*	PDAST8H1V0	Threatened	Rare	G2	S2	1B.2
Nissenan manzanita *Arctostaphylos nissenana*	PDERI040V0	None	None	G1	S1	1B.2
oval-leaved viburnum *Viburnum ellipticum*	PDCPR07080	None	None	G5	S3	2B.3
Parry's horkelia *Horkelia parryi*	PDROS0W0C0	None	None	G2	S2	1B.2
silver-haired bat *Lasionycteris noctivagans*	AMACC02010	None	None	G5	S3S4	
tricolored blackbird *Agelaius tricolor*	ABPBXB0020	None	None	G2G3	S1S2	SSC
western pond turtle *Emys marmorata*	ARAAD02030	None	None	G3G4	S3	SSC

Record Count: 13

U.S. Fish & Wildlife Service

Sacramento Fish & Wildlife Office

Federal Endangered and Threatened Species that Occur in or may be Affected by Projects in the Counties and/or U.S.G.S. 7 1/2 Minute Quads you requested

Document Number: 141208012746

Current as of: December 8, 2014

Quad Lists

Listed Species

Invertebrates

Desmocerus californicus dimorphus
valley elderberry longhorn beetle (T)

Fish

Hypomesus transpacificus
delta smelt (T)

Oncorhynchus mykiss
Central Valley steelhead (T) (NMFS)

Oncorhynchus tshawytscha
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

Rana draytonii
California red-legged frog (T)

Plants

Senecio layneae
Layne's butterweed (=ragwort) (T)

Quads Containing Listed, Proposed or Candidate Species:

PLACERVILLE (510A)

County Lists

El Dorado County

Listed Species

Invertebrates

Branchinecta conservatio
Conservancy fairy shrimp (E)

Branchinecta lynchi
vernal pool fairy shrimp (T)

Desmocerus californicus dimorphus
valley elderberry longhorn beetle (T)

Lepidurus packardi
vernal pool tadpole shrimp (E)

Fish

Hypomesus transpacificus
delta smelt (T)

Oncorhynchus (=Salmo) clarki henshawi
Lahontan cutthroat trout (T)

Oncorhynchus mykiss
Central Valley steelhead (T) (NMFS)
Critical habitat, Central Valley steelhead (X) (NMFS)

Oncorhynchus tshawytscha
Central Valley spring-run chinook salmon (T) (NMFS)
winter-run chinook salmon, Sacramento River (E) (NMFS)

Amphibians

Ambystoma californiense
California tiger salamander, central population (T)

Rana draytonii
California red-legged frog (T)
Critical habitat, California red-legged frog (X)

Rana sierrae
Mountain yellow legged frog (PX)

Reptiles

Thamnophis gigas
giant garter snake (T)

Birds

Coccyzus americanus occidentalis
Western yellow-billed cuckoo (T)

Plants

Calystegia stebbinsii
Stebbins's morning-glory (E)

Ceanothus roderickii
Pine Hill ceanothus (E)

Fremontodendron californicum ssp. decumbens
Pine Hill flannelbush (E)

Galium californicum ssp. sierrae
El Dorado bedstraw (E)

Orcuttia viscida
Critical habitat, Sacramento Orcutt grass (X)
Sacramento Orcutt grass (E)

Senecio layneae
Layne's butterweed (=ragwort) (T)

Candidate Species

Amphibians

Bufo canorus
Yosemite toad (C)

Rana muscosa
mountain yellow-legged frog (C)

Mammals

Martes pennanti
fisher (C)

Plants

Rorippa subumbellata
Tahoe yellow-cress (C)

Key:

(E) *Endangered* - Listed as being in danger of extinction.
(T) *Threatened* - Listed as likely to become endangered within the foreseeable future.
(P) *Proposed* - Officially proposed in the Federal Register for listing as endangered or threatened.
(NMFS) Species under the Jurisdiction of the National Oceanic & Atmospheric Administration Fisheries Service. Consult with them directly about these species.
Critical Habitat - Area essential to the conservation of a species.
(PX) *Proposed Critical Habitat* - The species is already listed. Critical habitat is being proposed for it.
(C) *Candidate* - Candidate to become a proposed species.
(V) Vacated by a court order. Not currently in effect. Being reviewed by the Service.
(X) *Critical Habitat* designated for this species

Important Information About Your Species List

How We Make Species Lists

We store information about endangered and threatened species lists by U.S. Geological Survey 7½ minute quads. The United States is divided into these quads, which are about the size of San Francisco.

The animals on your species list are ones that occur within, **or may be affected by** projects within, the quads covered by the list.

- Fish and other aquatic species appear on your list if they are in the same watershed as your quad or if water use in your quad might affect them.
- Amphibians will be on the list for a quad or county if pesticides applied in that area may be carried to their habitat by air currents.
- Birds are shown regardless of whether they are resident or migratory. Relevant birds on the county list should be considered regardless of whether they appear on a quad list.

Plants

Any plants on your list are ones that have actually been observed in the area covered by the

list. Plants may exist in an area without ever having been detected there. You can find out what's in the surrounding quads through the California Native Plant Society's online Inventory of Rare and Endangered Plants.

Surveying

Some of the species on your list may not be affected by your project. A trained biologist and/or botanist, familiar with the habitat requirements of the species on your list, should determine whether they or habitats suitable for them may be affected by your project. We recommend that your surveys include any proposed and candidate species on your list. See our Protocol and Recovery Permits pages.

For plant surveys, we recommend using the Guidelines for Conducting and Reporting Botanical Inventories. The results of your surveys should be published in any environmental documents prepared for your project.

Your Responsibilities Under the Endangered Species Act

All animals identified as listed above are fully protected under the Endangered Species Act of 1973, as amended. Section 9 of the Act and its implementing regulations prohibit the take of a federally listed wildlife species. Take is defined by the Act as "to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect" any such animal.

> Take may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding, or shelter (50 CFR §17.3).

Take incidental to an otherwise lawful activity may be authorized by one of two procedures:

- If a Federal agency is involved with the permitting, funding, or carrying out of a project that may result in take, then that agency must engage in a formal consultation with the Service.

  During formal consultation, the Federal agency, the applicant and the Service work together to avoid or minimize the impact on listed species and their habitat. Such consultation would result in a biological opinion by the Service addressing the anticipated effect of the project on listed and proposed species. The opinion may authorize a limited level of incidental take.

- If no Federal agency is involved with the project, and federally listed species may be taken as part of the project, then you, the applicant, should apply for an incidental take permit. The Service may issue such a permit if you submit a satisfactory conservation plan for the species that would be affected by your project.

  Should your survey determine that federally listed or proposed species occur in the area and are likely to be affected by the project, we recommend that you work with this office and the California Department of Fish and Game to develop a plan that minimizes the project's direct and indirect impacts to listed species and compensates for project-related loss of habitat. You should include the plan in any environmental documents you file.

Critical Habitat

When a species is listed as endangered or threatened, areas of habitat considered essential to its conservation may be designated as critical habitat. These areas may require special management considerations or protection. They provide needed space for growth and normal behavior; food, water, air, light, other nutritional or physiological requirements; cover or shelter; and sites for breeding, reproduction, rearing of offspring, germination or seed dispersal.

Although critical habitat may be designated on private or State lands, activities on these lands are not restricted unless there is Federal involvement in the activities or direct harm to

listed wildlife.

If any species has proposed or designated critical habitat within a quad, there will be a separate line for this on the species list. Boundary descriptions of the critical habitat may be found in the Federal Register. The information is also reprinted in the Code of Federal Regulations (50 CFR 17.95). See our Map Room page.

Candidate Species

We recommend that you address impacts to candidate species. We put plants and animals on our candidate list when we have enough scientific information to eventually propose them for listing as threatened or endangered. By considering these species early in your planning process you may be able to avoid the problems that could develop if one of these candidates was listed before the end of your project.

Species of Concern

The Sacramento Fish & Wildlife Office no longer maintains a list of species of concern. However, various other agencies and organizations maintain lists of at-risk species. These lists provide essential information for land management planning and conservation efforts. More info

Wetlands

If your project will impact wetlands, riparian habitat, or other jurisdictional waters as defined by section 404 of the Clean Water Act and/or section 10 of the Rivers and Harbors Act, you will need to obtain a permit from the U.S. Army Corps of Engineers. Impacts to wetland habitats require site specific mitigation and monitoring. For questions regarding wetlands, please contact Mark Littlefield of this office at (916) 414-6520.

Updates

Our database is constantly updated as species are proposed, listed and delisted. If you address proposed and candidate species in your planning, this should not be a problem. However, we recommend that you get an updated list every 90 days. That would be March 08, 2015.